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Reuse Study **for the** **Old Bow Street Police Station**

Assessment and Alternatives Submission

Prepared for the City of Somerville, Massachusetts
Office of Housing & Community Development
by ICON architecture, inc

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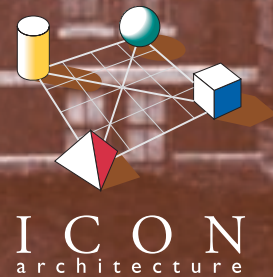


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1. Executive Summary

The City of Somerville, through its Office of Housing and Community Development, contracted with ICON architecture, inc. to explore potential reuse options for the city-owned building, known as the Old Police Station, located at 50 Bow Street. This feasibility study establishes a framework of findings, issues and opportunities for the reuse of this property.

The Old Police Station was originally constructed in 1874 with a raised basement level and three stories above. The building currently consists of two floors and the raised basement level due to demolition of the mansard roof in the 1940's. The existing floors are referred to as the ground, first and second floors in this report. The City of Somerville's Police Department operated the facility until the 1930's, when a replacement facility was constructed. Subsequent uses of the property included a library, a boys' club and a camera club. Most recently, several veterans groups tenanted the building. Currently, the 15,000-square foot (SF) building is vacant.

This report is organized into six sections:

- **Executive Summary**
- **Site Assessment** -- noting the zoning, parking and historic district issues that will affect reuse of the structure. Site development is restricted by the limited parking available on site.
- **Building Assessment** --evaluating the general condition and design of the existing building. The building is in good condition, but will require upgrades to meet structural and seismic building code requirements. The internal layout of the building, and the original interior grand stair, is inefficient for many uses.
- **Alternatives** -- five reuse scenarios were developed, based upon input from the Bow Street Reuse Committee (steering committee) and the public. The five generic alternatives are illustrated to explore options for reuse, including residential, retail, community arts, mixed use, and office.
- **Reuse Evaluation Criteria** --a series of criteria were developed to evaluate different reuse proposals because a single preferred alternative did not emerge from the community and steering committee meetings. These criteria are described and evaluated with input from the City, steering committee, and the public.
- **Financial Programs and Grants** -- government sponsored financial programs, especially the federal historic tax credit, and grant programs are described for use by non-profit entities and for-profit developers.

2. Site Assessment

The Bow Street Police Station sits within the City of Somerville's Union Square, the oldest and largest commercial district in Somerville. This business district edges Boston to the south, Charlestown to the east, and Cambridge to the west. Figure A illustrates the locus of the 50 Bow Street site within its larger context and the City of Somerville. Figure B illustrates the location of the 50 Bow Street property within Union Square.

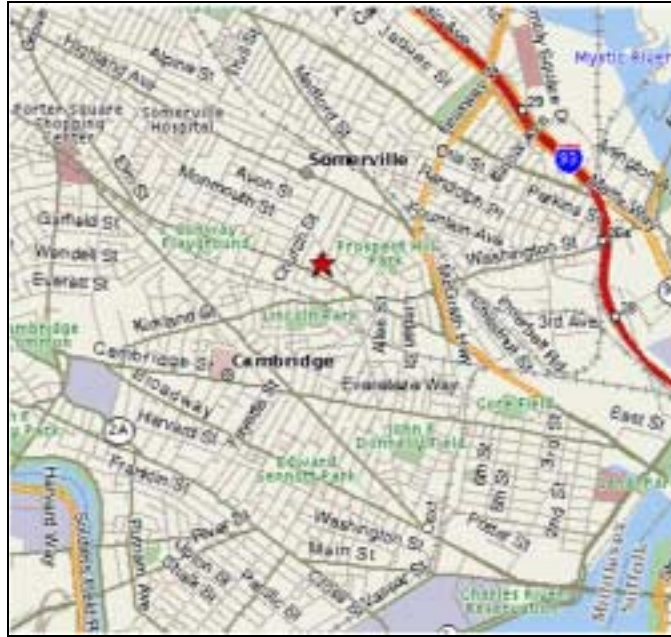


Figure A shows the site within the larger context of the city.



Figure B depicts the site configuration and immediate context.

The Old Police Station is located just beyond the bend in Bow Street, which runs one-way to the north to reconnect to Somerville Avenue. The site sits squarely within the commercial district, but is actually bounded by housing on either side and across the street.

The parcel of land is approximately 0.36 acres. It abuts the rear yards of other businesses that front Somerville Avenue to the south. The placement of the building on the site is quite unique in the area, as it sits 25 feet back from the sidewalk, with a broad grassed yard to the street. The building front has a northern exposure. Currently, a driveway loops the property, linking one-way vehicular access to the rear of the property.



View of the front façade of the Old Police Station, 50 Bow Street, in Somerville.

2.1. Union Square Area

Union Square is a traditional, dense, and urban, commercial district, with businesses fronting sidewalks, and street-metered parking. Patrons to the businesses either walk into the square from surrounding residential neighborhoods, or drive and park on the street and walk to shops and offices. As in many urban squares, parking can be a problem; very few businesses have off-street parking. Traffic is often a problem -- Union Square is not served by the subway system, and thus relies on bus service, often made less reliable by daily traffic backups associated with east-west traffic along Somerville Avenue.

In the early 1900's, Union Square was a vibrant commercial and residential district served by a streetcar system and connected to Boston. In the mid-twentieth century, the development of outlying, automobile-oriented shopping centers brought on the decline of the commercial enterprises within the square. In 1980, the area was designated as an "Urban Renewal Area" and revived with new streetscape improvements, parking areas, and a storefront improvement program.



Bow Street, within Union Square, contains a number of nineteenth century residential structures.

The City is currently studying further efforts at revitalization. A Neighborhood Revitalization Strategy Area Plan (NRSA) was prepared by City staff and was approved by HUD last spring. The NRSA served as an impromptu Phase 1 of the master plan, assessing the physical environment, housing uses, economics and the opportunities and constraints, and establishing an

action plan and performance measurements for improvements. The City will shortly receive the final draft of the transportation plan from the firm of Edwards and Kelcey. The plan focuses on the transportation and parking issues in the square. Bluestone Planning Group was recently hired to prepare the master plan for Union Square. The master plan is expected to compile all of the recent studies and other relevant information into a single document that will serve as a reference manual for the revitalization of Union Square.

As discussed in the “Union Square Revitalization Study”, Union Square is an ethnically diverse neighborhood known for its rich history and reputation as a dining destination. Key points in the study include:

- **There is opportunity for commercial growth, particularly for convenience retail** – while the area has few storefront vacancies, commercial density is less than that of a typical commercial center (or even that which existed historically). While Union Square has successful restaurants and specialty food stores, it lacks the retail, entertainment, and office components that would generate more pedestrian traffic and drop-in customers. Convenience retail is also desired.
- **Upper floor building usage could increase the vitality** -- further office development and/or residential use could occur on vacant upper levels of existing commercial buildings in the square.
- **Improved housing opportunities, particularly for home ownership, could stimulate more activity in the square** -- including nighttime activity and a wider business mix supporting the housing.
- **Public transportation improvements would help with dense traffic and insufficient parking** -- traffic into the square is quite heavy throughout the day, and particularly backs up past the traffic light at the intersection of Bow Street and Somerville Avenue. Parking is also difficult to find during the day and in the evening. While several bus lines serve Union Square, extension of the MBTA Green line light rail system from Lechmere (which has been under study for many years) would better help to alleviate traffic in the square.

The study summarizes that Union Square needs “a revitalization strategy designed to strengthen Union Square’s character and sense of place while building an economic base. The area is in need of new investment, improved physical appeal, a stronger daytime presence, and improved circulation.” Given the City of Somerville’s commitment to improve Union Square and future planned developments in the general Union Square area, it is likely that this area is poised to become a vibrant and active part of Somerville.

2.2. Zoning

Site development of the 50 Bow Street property will be regulated by the Zoning Ordinance of the City of Somerville, as amended through September 27, 2001. Any reuse plan will need to follow specific zoning requirements relating to that use. The following key points give a general overview of zoning requirements that may be triggered by reuse of the 50 Bow Street property.

2.2.1. Zoning District

In accordance with “Article 6: Establishment of Zoning Districts”, the property sits within the “Central Business District” (CBD) of Union Square, and is bordered by broad residential zones, including “RB” and “RA”. CBD’s are zoned “to preserve and enhance central business areas for retail, business services, housing, and office uses and to promote a strong pedestrian character and scale in those areas”. Specific district standards that could apply to redevelopment of the 50 Bow Street property include:

- At the street level, continuous storefronts should be provided for retail occupancies or service occupancies.

- Locate on-site, off-street parking either at the rear of the lot behind the building or below street level; parking should not abut the street edge of the parcel.
- Provide access to on-site, off-street parking from either a side street or alley.

2.2.2. Permitted Uses

In accordance with “Article 7: Permitted Uses”, and Table 7.11, permitted uses include:

- **Residential Uses** – multiple dwelling units are allowed by special permit, over 7 units require site plan review. 50 Bow Street would be allowed residential conversion due to ownership by the municipality (2.e). Boarding houses, Dormitories, Homeless Shelters, Artists Housing and Congregate Housing are allowed by special permit (over 7 units requires site plan review). A group residence is an “as of right” use.
- **Institutional Uses** – are allowed including church, school (nonprofit corporation), or childcare facility. If the structure is under 10,000 SF, a library, museum, art gallery, or community center are allowed – if these uses exceed 10,000 SF, then site plan review is required.
- **Recreational Uses** – include commercial health or exercise facility, and theaters or public assembly areas by special permit.
- **Office Uses** – are allowed; depending on size, design and site plan review may be required.
- **Business Services** – could include a beauty salon or barber shop, laundry or dry cleaner, real estate or travel agency, bank or credit union, copy facility, repair shop (for household items), funeral parlor, for-profit arts or vocational school, or a veterinary office. Depending on size, either design or site plan review may be required.
- **Sales or Rental of Goods or Equipment** – store types could include convenience, general merchandise, specialty food, package liquor, novelties, videos, furniture, hardware, greenhouse, rental equipment, or crafts. Again, size of store requires different levels of zoning review.
- **Eating, Drinking & Transient Accommodations** – restaurants, catering operations, and taverns are allowed, but limited to 2500 SF without site plan review. Fast food and operations with outdoor seating require design and site plan review. Hotels require design and site plan review.
- **Motor Vehicle related Sales/Service** – are not allowed.
- **Commercial and Industrial Services** – are generally not allowed, although office/yard for a construction company or a recycling center or a research laboratory might be allowed with site plan review.

2.2.3. Dimensional Requirements

In accordance with “Article 8: Dimensional Requirements”:

- Minimum lot area/dwelling unit 1000 SF for over 10 units
- Maximum ground coverage 80 percent
- Minimum lot area of landscaping 10 percent
- Floor area ratio (FAR) 2
- Maximum height 4 stories, 50 feet
- Minimum rear yards 10 feet plus 2 feet for each story above ground floor

2.2.4. Parking Requirements

“Article 9: Off-Street Parking and Loading”, allows a new use to conform with “Article 9.4.1: Changes in use, with no change in floor area”, allowing calculation of previous need against current need. This evaluation would be based upon the proposed use, but might ultimately yield less of a parking requirement than standard calculation based upon usage. Nonetheless, redevelopment of the property should strive to meet zoning parking requirements.

Parking requirements for general uses that have been suggested for the building include:

- | | |
|-------------------------------------|---|
| • Residential Use | 1.5 spaces per unit (for 1BR or 2 BR unit)
0.4 spaces per unit (for Senior Housing, by SP) |
| • Daycare Center | 0.5 spaces per employee (as accessory use) |
| • Public Facility, non-recreational | 1 space per 600 SF floor area open to the public |
| • Public Facility, recreational | 1 space per 500 gross SF |
| • Office | 1 space per 575 SF in CBD |
| • Retail | 1 space per 500 SF at street level; 1/1000 SF above |
| • Restaurants | 1 space per 4 seats plus 0.75 per employee |

For specifics concerning parking requirements, Section 9.5 of the Zoning Ordinance should be consulted. Generally, parking spaces will be required to be 9 feet wide by 18 feet deep (22 feet if parallel parking). Shared parking is allowed by Section 9.13e, if it can be demonstrated that the peak demand for the shared uses is clearly different.

Additionally, it is likely that a loading bay will need to be provided. If a loading bay is needed, it is required to be 30 feet long, 12 feet wide, and 14 feet high. Article 10 lists requirements for landscaping and screening.

2.2.5. Inclusionary Zoning and Linkage

“Article 13: Inclusionary Zoning” and “Article 15: Linkage” provide requirements for the City of Somerville’s development of affordable housing. The Inclusionary Housing section applies to all residential developments seeking special permits with site plan review to develop 8 or more units. As it is written, 1 affordable unit is required for every 8 affordable units.

2.3. *Building Code and Architectural Access Board (AAB) Requirements*

Based upon the Commonwealth of Massachusetts, State Building Code, 6th Edition, the existing Police Station is constructed as a Type 3B construction type in accordance with 780 CMR 604.0 Type 3 Construction. Based upon this construction type, it may be necessary to add a fire suppression system to allow certain uses within the building. It will be a code requirement to add a sprinkler system if the top floor is reconstructed.

Specific building code requirements will be determined by the final reuse that is constructed for the building. Nonetheless, there are some general points that will apply to any reuse:

- Regardless of use, two means of egress will be required from each floor. If retained in a proposed reuse and proposed to function as one of the two means of egress, the existing grand stair connecting the first and second floor will need to be enclosed to allow fire separation, even if the building has a sprinkler system.
- An elevator will need to be added for accessibility between floors.
- Accessibility upgrades will be required by the reuse of the property: 1) a handicapped accessible entry needs to be provided; in the spirit of the Architectural Access Board requirements, all public entries should be accessible; 2) housing reuse will require that 5%

- of the units be accessible; 3) public use of the structure will require accessible bathrooms;
- 4) handicapped accessible parking needs to be provided in the ratio of 5%.

2.4. Historic District Status and Preservation Requirements

The Old Police Station is located within the Bow Street Historic District, which was listed in the National Register of Historic Places in 1978. The district is mainly composed of residential structures that date from the turn of the century, although institutional and commercial buildings are also included. The district is within Union Square, the city's oldest commercial area.

The Old Police Station is a contributing structure in the National Register Bow Street Historic District, which means that its architectural appearance and its history contribute to the architectural and historical qualities that make the district significant. This listing does not result in any reviews or controls on the use or changes to the property, including demolition, unless there is a federal undertaking, e.g., federal funds or permits, that might impact the historic property. If there is a federal undertaking, then Section 106 of the National Historic Preservation Act of 1966, as amended, will come into play as reviews of the impact of a federal undertaking on historic properties is required by this section of the Act. A benefit of National Register listing is the availability of the 20% historic tax credit for substantial rehabilitation of an income-producing building. If a developer seeks federal historic tax credit financing for the rehabilitation project, the Massachusetts Historical Commission (MHC) and the National Park Service (NPS) will be required to approve the interior and exterior changes made to the building.

The building is also within the local (City of Somerville) Bow Street Historic District, which has the same boundaries as the National Register district. The local district is under the jurisdiction of the City of Somerville Historic Preservation Commission as set forth by the provisions of Massachusetts General Laws Chapter 40C and the Somerville Historic District Ordinance. The local district status does require review and approval of proposed changes to the exterior areas of the building that can be viewed from public streets, ways or parks. The district guidelines cover exterior features including windows, doors, roofing, additions, wall treatments, and signage. Potential changes to the Old Police Station that would need to be reviewed by the Historic Preservation Commission include window sash changes, new exterior window or door openings or removal of existing ones, handicapped ramp, the addition of a new mansard roof, and infrastructure modifications to the front yard.

Additionally, the MHC has awarded a \$90,000 stabilization grant to the City of Somerville for work on the building exterior. In exchange for this grant, the City shall grant a preservation restriction to MHC, whereby the City and all future owners of the building must get MHC approval for all alterations to the exterior and setting of the premises and to the windows and dropped interior ceilings which can be seen from a public street or public way, unless (a) clearly of minor nature and not affecting the characteristics which contribute to the architectural, archaeological or historical integrity of the building, or (b) the MHC has previously determined that it will not impair such characteristics after reviewing plans and specifications submitted by the City or future owners, or (c) required by casualty or other emergency promptly reported to the MHC. In all other respects, the interior of the building will not be subject to this preservation restriction. MHC will permit the addition of an additional floor level on top of the building if it is constructed in the style of the original 1874 mansard roof. Window replacements will also be permitted if painted wood window sashes with 2-over-2 muntins, which match the original window sash style, are used. The preservation restriction is a covenant running in perpetuity with the land and binding all present and future owners of the property.

3. Building Assessment

Originally constructed in 1874 as a three-story Police Station upon a raised basement level, the building currently only consists of two floors and the raised basement level due to demolition of the mansard roof in the 1940's. The building "was designed especially for the accommodation of the Police Department, the Police Court, the Somerville Light Infantry and the Overseers of the Poor", according to the 1897 city history, Somerville: Past and Present. The City of Somerville's Police Department operated the facility until the 1930's, when a replacement facility was constructed. Subsequent uses of the property included a library, a boys' club and a camera club. Most recently, several veterans groups tenanted the building. Currently, the 15,000 SF building is vacant.

The building was designed by George A. Clough, (1843-1910), a Maine native, who became Boston's first City Architect in 1873. Designed one year after the start of his ten-year term in this newly created position, the building is the only police station he is known to have designed. His resume did include a number of other City of Boston public buildings, including the Calf Pasture (now Columbia Point) Pumping Station, Boston English and Latin School (1878), and many city schools in nearby communities. He also designed a small number of churches and, later in his career, a number of summer residences, several of which were in Maine where he retired. Boston's Suffolk County Courthouse (1888-1889) is one of his most well known buildings, although his obituary makes it clear he was not happy with its outcome due to "...serious modifications by the commission".

3.1. Building Description

The building exhibits a simple rendition of stylistic elements of the Second Empire and Romanesque Revival, both extremely popular architectural styles in the 1870's. The building combines brick walls with granite window and door lintels and belt courses, set on a granite foundation. Distinctive elements include the brick corbelling and piers and the heavy segmental arch and trabeated lintels over the narrow paired and single windows that are indicative of the Romanesque Revival style. The massing, including the central projecting pavilion and the former double-slope mansard roof, are associated with the Second Empire style. The front entry porch features a round stone arch opening with a keystone, embellished with the words, "Police Station".



The front entrance of the building features granite steps and an arched opening.



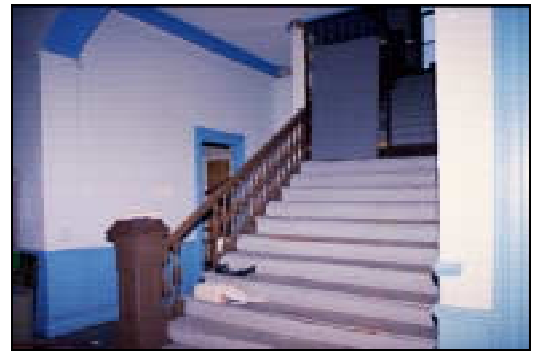
Front and east sides of the Old Police Station.

In contrast to the symmetrical placement of elements on the front façade, those on the rear and sides follow a presumably more functional format. The rear has five main sections that contain paired windows on the second floor and a single window on the first floor on the east side and either a new paired window that replaced a single window (or just in a blind wall). An original doorway on the extreme west side has been filled-in with cement block. There are original doorways on the sides in different locations. The west elevation is symmetrical with a single window in the front and rear bays and a grouping of two openings in the center bay. A door is located on the first floor of the central bay. The east side door is in the center bay but towards the front.



The elements of the east (left); west (center); and south/rear (right) facades of the building are similar, although they display different fenestration patterns. The brick corbelling and granite bands are consistent around the building.

The interior floor plan is mainly composed of large rooms in the corners that are accessed by a central hall on the first floor and open set of stairs in the central east portion of the building. Entrance to the second floor rooms is from the corridor around the open staircase. Original interior features include the decorative cast iron columns, the carved newel post and turned balusters in the staircase, simple wood trim around doors and windows, original four-paneled doors, and the chair rail that is found in most rooms.



A grand stair leads from the central hallway on the first floor up to the second floor.



The large open rooms on the first floor feature decorative cast iron columns.



The rooms on the second floor are equally spacious and have similar columns and trim.

3.2. Historic Documentation and Character-Defining Features

No original drawings of the Bow Street Police Station have been found to exist. A large collection of Clough's architectural plans is located at the Society for the Preservation of New England Antiquities -- this collection is composed of drawings discovered at his Maine home after his death in 1910. The collection contains mainly plans and elevations of schools and summer residences, but does not include the police station plans. The Boston Public Library has references to George Clough and his work in their reference files, but does not have the drawings for the Police Station either. Although the plans for many public buildings are stored at the Massachusetts State Archives, no reference was found for the Police Station at this repository.



A circa 1890 photograph of the Old Police Station with original mansard roofline and tower.

One photograph of the building that shows its original mansard roof is known to exist. This photograph is shown in Somerville: Past and Present (1897) (page 297), edited by Edward A. Samuels and Henry H. Kimball, and is also featured in the book, Beyond the Neck (1982, updated 1990). The photograph probably dates to the 1890's, since the trees to either side of the central walkway appear quite young, consistent with their assumed planting in the mid 1870's. The photograph shows the double-slope mansard roof with dormers and narrow chimneys. Cresting is visible on the central tower on top of the projecting pavilion, which is flanked by two dormers on either side with tall chimneys between. Based upon the photograph, slate is presumed to be the roofing material on the mansard, although the color of the slate cannot be discerned. The photograph illustrates 2-over-2 wood sashes in the window openings.

The narrow driveway extended around the building, although the west side appeared to be wider. Both the east and west sides of the property line were bordered by a wood board fence. A metal railing graced the front stairway and fastened into the granite belt course in the front porch brick pillars, but its details are not visible. Evidence of the railing connections are clearly seen today where there are large holes in the granite.

Despite changes over the years to the building, a number of important elements, defined as character defining features, still distinguish the building. The features listed below are suggestions only:

- Central interior stairway between first and second floors (retains original railing and newel posts up to mid-way to second floor) -- concerns about reuse of this staircase include: 1) it occupies a significant amount of square footage on the first and second floors; 2) it is open, making it difficult to reuse as a means of egress to comply with the building code for some reuse alternatives; and 3) the upper portion of the railing and the second story balustrade have been removed. Without photographic or original drawing documentation, the accurate reconstruction of these elements, particularly the upper balustrade will be difficult.
- Floor plan – characterized by a central lobby on first floor; large corner rooms, stair hall around second floor stairway opening, large west meeting room on second floor
- Interior details including simple window trim, chair rails, original or older doors, and cast iron columns
- Granite front steps (exterior), Granite foundation and granite window lintels
- Date and name plaques “1874” above second story central paired windows and “Police Station” in arched lintel over front entrance.
- Tall window openings – replacement windows will need to match the original, since many windows remain
- Existing door openings on exterior (central entrance on front and the existing door openings on the east and west side). The original doors on the front entrance have been replaced, although an undated photograph of the entrance shows the original two door leafs with four panels each. The door leafs on the east and west side appear to date from c. 1900-1910; likely these openings originally held single leaf doors with four panels. None of the existing doors in the three openings are considered character-defining elements.
- Unpainted brick on exterior and original mortar color and composition
- Front entry gable porch roof with brick columns

The presentation of these character-defining features is intended as a guide for considering which elements should be retained in a proposed rehabilitation. The consideration of the interior elements is only relevant in a rehabilitation that is using the 20% historic preservation tax credit (explained more fully in *6.1 Federal Historic Tax Credit Program*). The MHC preservation restrictions and the review by the Somerville Historic Preservation Commission apply to the building exterior and to interior elements affecting the exterior as set out more fully on page 8 of this report.

Although it would not be required to be rebuilt, the original mansard, removed in the 1940's, is clearly documented in the photograph. If it is decided to rebuild the third floor with its mansard roof, the photograph could be successfully used to assist in its reconstruction.

The physical condition of the historic fabric must be considered in determining the validity of retaining it either partially or in its entirety. However, new designs should be sensitive to the historic spirit of the building and its context. Understanding the program goals for reuse of the structure ultimately plays a role in balancing how much of the historic use of the building is expressed versus the contemporary needs of a functioning facility today. Any changes to the building must conform to the terms of the preservation restriction and governing law regarding approval by relevant review agencies.

3.3. Building Condition and Stabilization

The City of Somerville commissioned TBA Architects, Inc. to document the existing conditions of the structure this past year. Their findings are recorded in the "Existing Conditions and Treatment Recommendations Report, Old Police Station, 50 Bow Street" (March 15, 2002). In summary, TBA depicts the structure as quite sound, having a good foundation and exhibiting little evidence of settlement. The building framing appears quite substantial, and again, shows no visual sign of deterioration or inadequacy. While TBA found that the exterior masonry bearing walls were in only fair condition due to erosion of mortar, the building will be repointed this year under the building stabilization program that the City has commissioned.

The City of Somerville issued a construction contract for stabilization of the Police Station exterior building shell. TBA Architects prepared the scope of the construction effort and accompanying construction documents. The stabilization package includes only work on the exterior of the building, meant to secure the building envelope from water infiltration. The package of improvements detailed includes repointing and repairing of all existing exterior masonry surfaces, reconstruction and reinforcement of the masonry parapet, and application of a new, fully adhered membrane roof. Existing windows are to be left in place, and made secure by wood infill panels. Entry stairs will be reconstructed. Stabilization work began in July 2002 and will be completed in several months. The replacement of the roof is scheduled to be completed during Fall 2002. All work will be done in accordance with plans and specifications prepared by TBA Architects.

The stabilization package has been designed to meet the criteria defined by the Secretary of the Interior's Standards for the Treatment of Historic Properties. Thus, none of the anticipated exterior stabilization work will endanger future developments from taking advantage of the historic tax credit that also needs to abide by these standards.

3.4. Structural Condition

The structural system of the Police Station consists of perimeter bearing masonry, wood floor framing supported internally by brick masonry piers and bearing walls and free standing circular steel columns. Floor heights are approximately 14 feet. Framing, where visible, consists of full 2x10 wood joists at 12- to 16-inch centers; supporting timber beams are a true 8- and 10-inch size.

Based upon a report prepared by the structural engineering firm of Chaloff/Barnes, Inc. in 1988, the structure of the building is in relatively sound condition. Repairs to the southwest portion of the first floor structure due to fire damage were not properly carried out; thus some reinforcement of this area will be required during rehabilitation. Additionally, side member reinforcement may be necessary for the few framing timbers that are severely checked or have been reduced in support capacity by installation of building systems.

According to the Chaloff/Barnes report, portions of the framing at the first and second floors have a live load capacity of 75 to 95 pounds per square foot (PSF). This may become an issue in the reuse, due to the fact that certain reuse choices may require a higher live load capacity in accordance with the current Massachusetts Building Code. Housing requires a 40-pound PSF capacity; Office requires 50 PSF; Assembly uses require 100 PSF. While the requirements for higher live load capacity can be met by reinforcing current framing members, this need could add substantial construction cost to the project.

Given that the building was originally constructed with an additional floor on top, it is expected that the present roof (previous floor structure) would have the capacity for future use consistent with the previous occupancy.

Seismic retrofit of the structure will be required by the current building code requirements (Massachusetts State Building Code, 6th Edition, 780 CMR 1612.0 Earthquake Loads). It is anticipated that additional lateral bracing will be required and that the beams and joists will need

to be physically secured to the masonry bearing wall (with steel reinforcement). Additionally, the parapet may require additional reinforcement to roof framing members. Seismic retrofit of the structure is likely to add to the construction cost.

3.5. Building Mechanical and Electrical Systems

All mechanical systems and electrical systems within the building have served beyond their useful life. Any reuse project should assume code compliant construction of new mechanical, plumbing and electrical systems.

3.6. Environmental Conditions

A preliminary assessment for asbestos containing building materials at the Police Station was performed by Smith & Wessel Associates to evaluate the types, locations, and extent of suspect asbestos containing building materials (ACBM) as well as to provide appropriate recommendations for management and/or abatement associated with the future renovation of this building. This evaluation was based solely on a walk-through and visual assessment of readily accessible and observable areas of the building taking into consideration the material's known or estimated age. Each suspect material was identified, location noted and probability of ACBM established as low moderate or high. Rough quantities were calculated as well in order to give a relative estimated removal cost. Suspect ACBM at the Bow St Police Station include various textured plasters, ceiling tiles, linoleum and floor tiles; window glazing, pipe insulation, and various roofing materials.

As part of the assessment of environmental hazards within the building, other materials were noted as potentially hazardous or requiring hazardous waste disposal. This includes all paint used throughout the building to be tested for lead; fluorescent light ballasts containing PCBs and older fluorescents containing mercury.

The full report of suspect asbestos containing building materials can be found in the Appendix.

4. Alternatives

Meetings were held with the Bow Street Reuse Committee and the Somerville community-at-large to solicit a wide range of ideas for reuse of the 50 Bow Street property. Notes from these meetings are included in the Appendix of this report. A summary of the issues and ideas raised in the meetings follows. A description and analysis of each of the five reuse alternatives (Residential, Retail/Coop, Cultural Arts, Mixed Use, and Office) is presented after this summary. A cost analysis table also accompanies the analysis of each of the options.

4.1. The Bow Street Reuse Committee

The Bow Street Reuse Committee (steering committee) is a group formed at the request of the Mayor of Somerville, Dorothy A. Kelly Gay. The steering committee is composed of 11 individuals who have an interest in the project: the Mayor, two City Alderman, two staff members of the City's Office of Housing and Community Development, two local Union Square business owners, and residents of the neighborhood. In the meeting held with the steering committee on June 19th, 2002, the steering committee clearly stated that the goal for this project should be to develop new uses at this site that will support and enhance the quality of life in Union Square. The steering committee is particularly interested in uses that will support existing businesses, which could include:

- **New retail uses** -- particularly convenience retail or shops that would encourage pedestrians to spend more time browsing in the square. The steering committee suggested partial reuses might include a small bakery, an ice cream shop, a bookstore, an art gallery, a cyber cafe or a card/magazine shop. The steering committee encouraged that outdoor seating areas be provided in the front yard so that patrons might linger and enjoy an outdoor setting in the square.
- **Cultural Arts uses** – that might be community based, and would support evening activity in Union Square. Uses were envisioned to include: small performance halls, a small café, a gallery, artist work studios, and potential pilot programs with local non-profits arts organizations. Patrons of evening arts activities would also increase business to local restaurants. The steering committee was well aware that even small assemblies in this location would require more parking than was available on the site. They suggested the possibility of creating “shared” parking arrangements with other commercial properties in the neighborhood that need daytime only parking.
- **Professional Office Use** – the steering committee was interested in the possibility of upper level office use, and noted that office workers would support local businesses and restaurants during lunch and after-work hours. The steering committee noted that office use in the Square was dominated by social service agencies, and suggested that the character of this historic building might be a draw for a design or law firm or corporate office.
- **Housing** – members of the steering committee expressed mixed feelings about additional housing in the Square. Members voiced concern about affordable housing, noting that they sense there is already too much assisted housing in the Square. While market-rate home ownership units would be preferable, the steering committee did not sense that this reuse would enhance activity in the Square to the same degree that retail, arts or office use could provide.

The steering committee was interested in a mixed-use development where several ideas could be combined, allowing pedestrian friendly activities on the ground floors of the building, and office and or housing use above.

4.2. Public Participation

An open workshop was held with the public on June 27th, 2002 at the Cummings School. The workshop was advertised in and around the Square through flyers provided by the Office of Housing and Community Development.

The strategy for selection of the reuse alternatives was to assess all the input from the meetings and then test it against the reality of space constraints in the existing building.

The attendees at the workshop offered a wide array of ideas for the building's reuse that partially echoed the suggestions of the Bow Street Reuse Committee. It should be noted that many of the attendees were interested in acquiring the building for their own proposed reuse, which resulted in very specific suggestions. Many of the suggested uses proposed a combination of office (that served the main function) or retail along with the main function. These suggestions included:

- **Dance studio and performance space** – the large open interior spaces and the building's location in Union Square is attractive to representatives from the Green Street Studios that are currently quartered in Cambridge. Space requirements are in the range of 10,000 to 20,000 SF; a café was suggested in conjunction with their reuse. Their performances typically draw 500-900 people, despite the inadequate parking they are experiencing at their current location.
- **Community Center/Cultural Arts uses** – representatives from the South Asian community proposed a community center that would serve their social, educational, and recreational, and cultural needs. A day care center for the community's children would also be a part of the community center concept. They also were attracted to the large open spaces in the building that could be used for performance and classroom space.
- **Housing** – both market-rate and subsidized housing were suggested, usually in conjunction with another use on the lower levels. Many attendees were concerned about the addition of more affordable housing in the Square. The Somerville Community Corporation, the local community development corporation, proposed a use with their offices on the ground or first story level and housing condominiums in the upper floors.
- **Homeless Shelter /Food Pantry**– representatives from the Somerville Homeless Coalition proposed a homeless shelter, food pantry, and office space for their organization. Their square footage requirements were not specified.
- **Adult Day Care** – this proposed use would be located on the ground floor, with retail and housing on the upper floors.
- **School Administration Offices** – this proposed reuse would also include a community meeting space. Space for a public library was also proposed, although it was noted that an existing library is located about four blocks away.

The attendees were generally in agreement that the reuse needed to be sympathetic to the historic architectural character of the building and that the quality of the rehabilitation work be of the highest caliber. Most wanted to see the mansard roof restored, if economically feasible. Most attendees desired a vital use in the building that would foster more pedestrian activity and increased patronage of the nearby businesses.

4.3. Option 1: Residential

With a new floor on the top of the building, this scheme would create sixteen two-bedroom condominiums, ranging from 889 SF to 954 SF.

This scheme would require demolition of the existing interior stairs, as they are oversized and poorly located for this particular use. For adequate means of egress, the addition of two new stairwells and an elevator shaft is necessary. In order to meet code, it will be necessary to create some new openings in the exterior walls for egress and adequate natural light.

Though the existing structural plan is somewhat convoluted, it is possible to layout four fairly conventional units per floor with stacked plumbing adjacent to shared unit demising walls. A ramp would be unnecessary in this scheme, as it is possible to enter the building at grade at the rear directly off of the parking lot. A centrally located elevator core will make all units in the building accessible to a handicapped person. Additionally, each of the units on the ground floor will have their own private entries.

Advantages of the scheme include:

- Rebuilding the third floor with the original mansard roof would restore the building to its original historical appearance prior to the 1940's. A photograph exists of the building that could be used to reconstruct the original third floor elevations in a historically sensitive manner.
- With a third floor addition this scheme is economically viable as a means to attract potential developers.
- Surrounding neighborhood context more conducive to residential use.

Disadvantages of the scheme include:

- Somerville Zoning ordinance for Residential Use requires 1.5 cars per two-bedroom unit. With sixteen units, this scheme would require 24 parking spaces. A variance would be required, as this site is able to accommodate parking for only 10 vehicles.
- The need to create additional openings in the building exterior to do substantial interior demolition to build the additional floor will add cost to the project.
- Very little of the building's existing interior will be evident upon completion of construction

Cost Analysis Table:

OPTION 1: RESIDENTIAL			
		Cost per SF	Total Cost
Construction Cost:	20,000	150.00	\$ 3,000,000.00
	*Add	30%	\$ 900,000.00
	Subtotal:		\$ 3,900,000.00
Total Development Cost/16 Units:			\$ 243,750.00 /Unit
Estimated Selling Cost:			\$ 300,000.00 /Unit
		**Profit:	\$ 56,250.00 /Unit
*30% to include architectural/engineering fees, developer fee, financing costs, and contingency.			
**Out of this profit, the developer would need to pay the city for the building.			

BOW STREET POLICE STATION REUSE

Somerville, MA

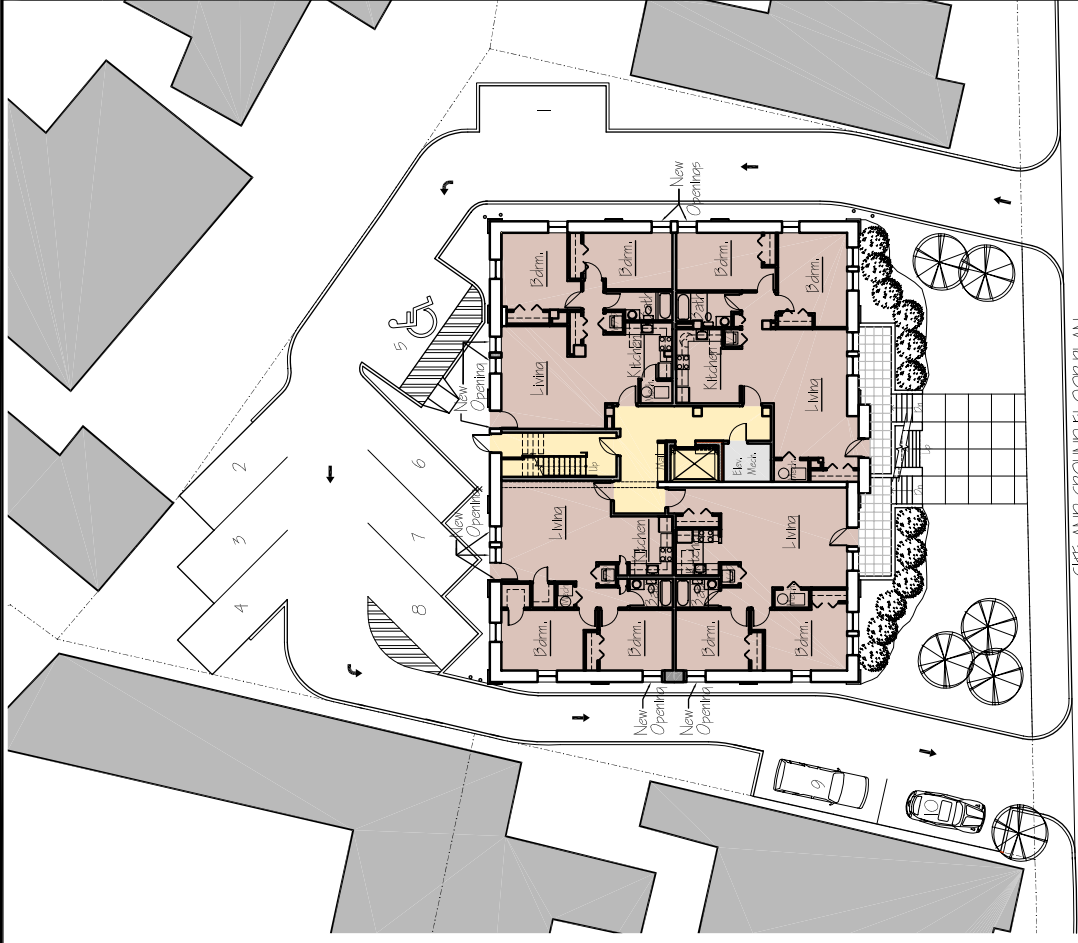
Option 1: Housing

- KEY**
- RESIDENTIAL
 - COMMON
 - CIRCULATION
 - BUILDING SERVICES

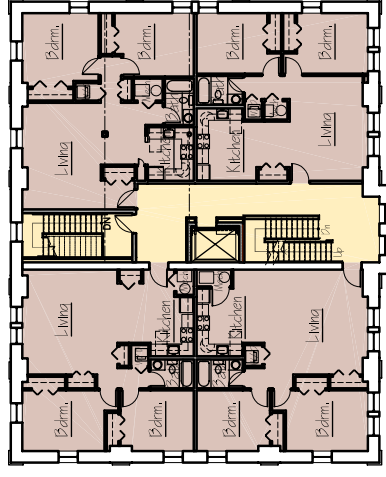


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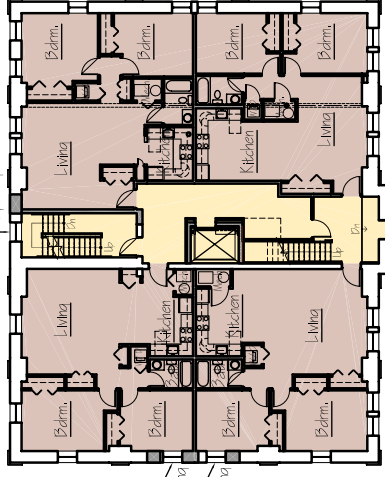
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SITE AND GROUND FLOOR PLAN



SECOND FLOOR PLAN
Third Floor Addition Similar



FIRST FLOOR PLAN



4.4. Option 2: Retail/Coop

Option 2 would create four retail units on the ground floor and first floor, as well as space for a studio and coop on the second floor. Retail units would be sized from 1,013 SF to 2,092 SF.

As with the residential scheme, this option would require demolition of the existing interior stairs, and the addition of two new stairwells and an elevator shaft for adequate means of egress. Though it would be an option, it would not be necessary to create new openings in the exterior walls for natural light, as the existing tall window openings would provide enough light for an open plan layout such as retail spaces, studios, or coops.

This scheme carves out two garden level courtyards at the front of the building, approximately three feet below grade, each of which provides a semi-private entry into each of the two grade level retail units. These outdoor courtyard spaces would be ideal for a potential restaurant or coffee shop as outdoor seating areas, as a place to read adjacent to a bookshop, or perhaps as an extension of indoor space for a florist. On the second floor, there is the potential for creating space to be used as a working studio, and as a coop for photography, artists or antiques.

Advantages of the scheme include:

- Lower total development cost, as there are no new exterior openings or additions.
- Pedestrians can directly access each of the retail units, which are on the ground floor and first floor, directly from the street.
- A curved ramp on the edge of the front courtyard allows handicap access into the ground level. From the parking lot to the rear of the building, there is handicap access at grade.

Disadvantages of the scheme include:

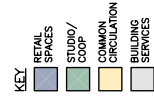
- Somerville's zoning ordinance requires 1 parking space per 500 SF of ground floor retail space, and 1000 SF per floor above. This scheme would require 14 parking spaces, but the site can only accommodate 10.
- Difficulty of attracting small retail renters to this location, somewhat outside of retail district.

Cost Analysis Table:

OPTION 2: RETAIL			
		Cost per SF	Total Cost
Construction Cost:	15,000	135.00	\$ 2,025,000.00
	*Add	30%	\$ 607,500.00
	Total Development Cost:		\$ 2,632,500.00
	Estimated Cost of Building:		\$ 500,000.00
	Total Project Cost:		\$ 3,132,500.00
Rent: Total Leasable Area 9509sf x \$12sf avg. rent x 12 months			\$ 1,369,296.00
<i>Note that:</i> 1) \$135/sf represents costs to prepare tenant spaces for leasing - - this does not include costs for tenant fit-up. 2) Rental cost of \$12/sf average assumes higher cost for retail rental and lower cost for studio and coop rental. 3) Determining if this is a financially viable project requires evaluating cost of carrying financing over several years against rental return. It may be difficult to lease upper floors.			

Somerville, MA

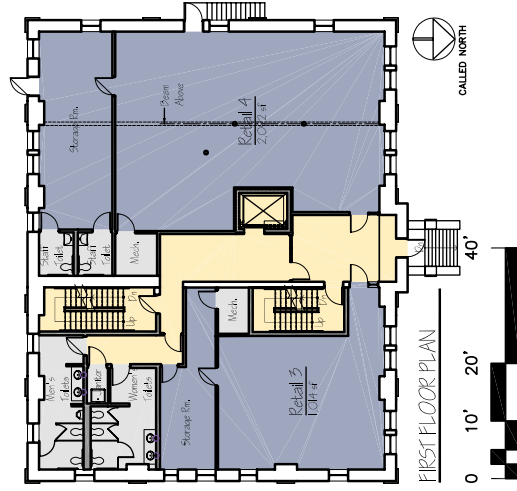
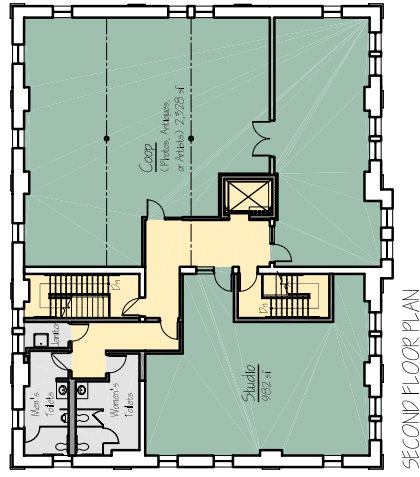
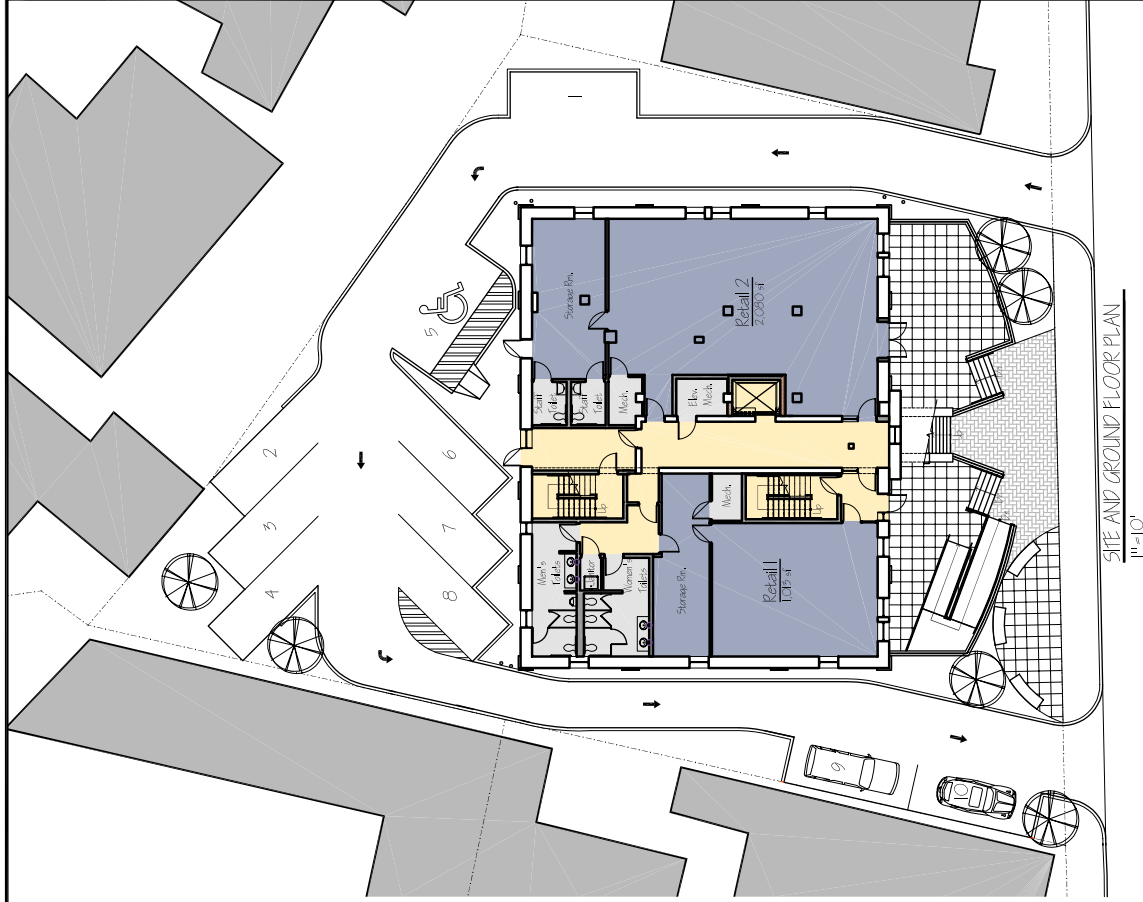
Option 2: Retail



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fax: 617/451-1328
www.iconarch.com



4.5. Option 3: Cultural Arts

In Option 3, the building is illustrated adaptively used for cultural arts performance and office spaces. This idea was strongly suggested in the community meeting, with residents discussing the desire for studio and assembly spaces that would contribute to emerging arts groups within the community.

The building's existing layout is easily converted to use as small performance and studio areas. The scheme incorporates a two-story entry, allowing accessibility via a ramp in the two-story space at the front of the building. The existing interior stair is reused, allowing the broad spaces around it to contribute to the character of a community based arts collaborative.

Off site parking for evening events would need to be found in the surrounding neighborhood. It was suggested that a large parking area, behind the adjacent building, might be able to be used in the evening (daytime use is marked for a local health organization). Approximately 15 spaces are available in this lot.

While this use is a good match for the existing layout, rehabilitation of the building for assembly uses would be expensive. Typically, emerging arts groups are not funded for major capital expenditures. Unless a user is found to undertake the full project, the City of Somerville would need to act as the developer, to support a collaborative of arts organizations. This is a role that the city is not likely to desire.

Advantages of the scheme include:

- Potential exists for the site to become a social center and meeting place for the community with a vibrant front plaza due to the high number of regular users that would visit the building both day and evening.
- Increased number of outside visitors would be drawn to the area during event times that could patronize the existing local restaurants and small businesses.
- The Arts program is a good fit with the existing layout allowing much of the existing historic character to be retained at the interior.

Disadvantages of the scheme include:

- Increased traffic and parking problems are likely during event times. Shuttle buses and/or nearby off-site parking arrangements will be required.
- Upgrade of the 1st & 2nd floor structure is needed to support greater live load capacity for Assembly Spaces as required by the State Building Code.
- City of Somerville is not likely to act as the developer of this project thereby requiring an Arts organization that is capable of or affiliated with an entity that can undertake the full reuse project. The timetable for this scheme may need to incorporate periods of fundraising.

Cost Analysis:

- Costs would be similar to those shown for Option2: Retail. Again, the base building costs would not include tenant upfit for the particular users.

BOW STREET POLICE STATION REUSE

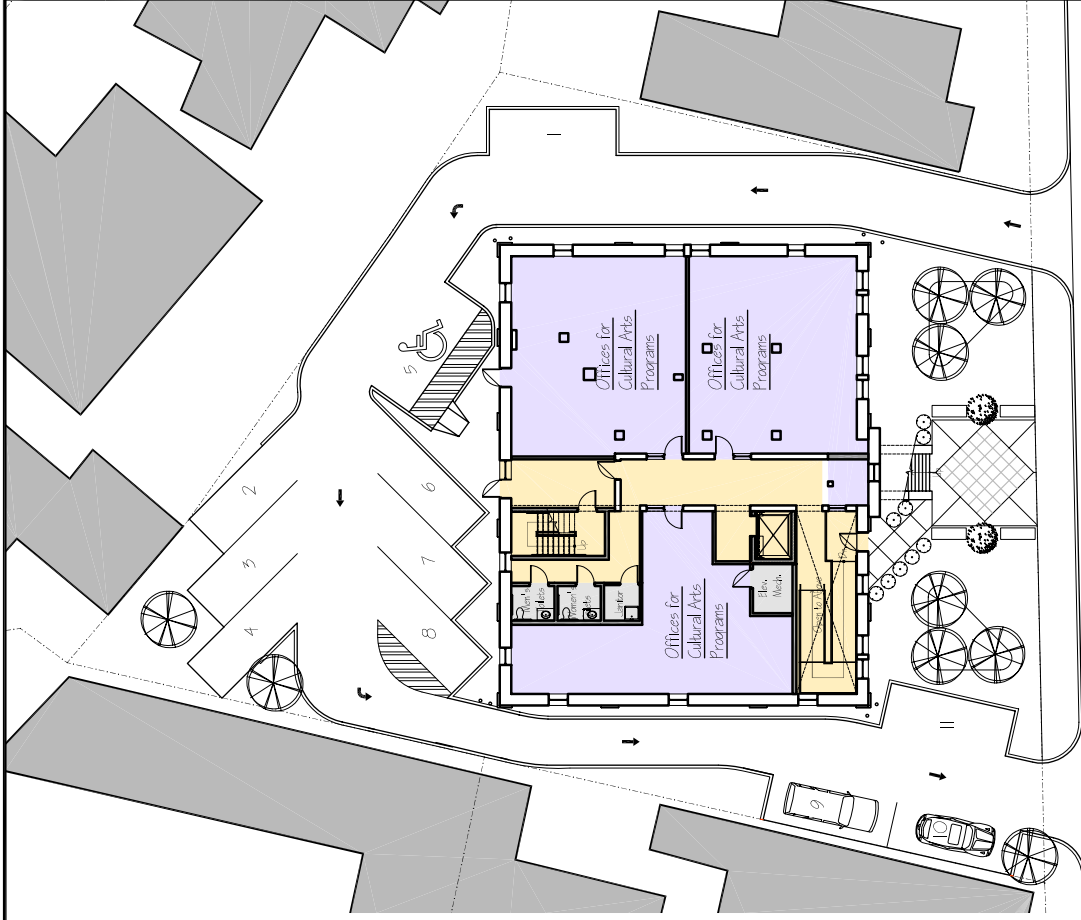
Somerville, MA

Option 3: Cultural Arts

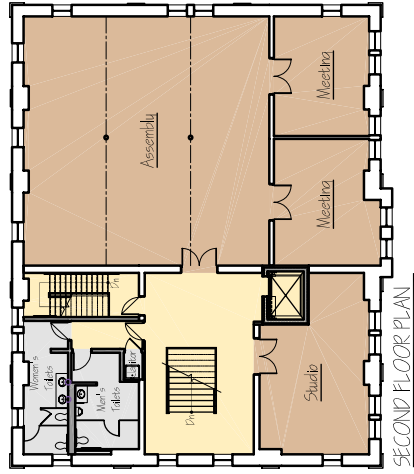
- KEY
- CULTURAL ARTS
 - CULTURAL ARTS OFFICES
 - COMMON CIRCULATION
 - BUILDING SERVICES



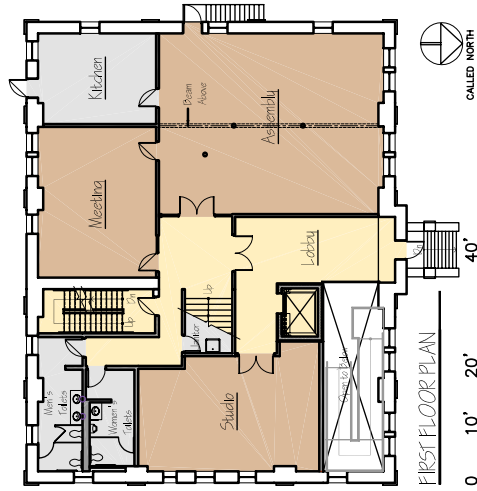
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SITE AND GROUND FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

4.6. Option 4: Mixed Use

Option 4 combines uses developed in the other schemes. This scheme interprets the more specific potential user comments of the public meeting. The ground level is reused for office and/or community service space, while upper levels are rehabbed for eight units of housing. Another option would be to use the ground and first floors for office/community service, and by restoring the additional floor with the mansard roof, add eight apartments above on the second and third floors.

The interesting aspect of this scheme is that the ground level user could have a separate entry off of the rear of the building. Also, the combination of office/community service use with residential use allows for a shared parking arrangement between the daytime office users and the nighttime needs of the residents.

Advantages of the scheme include:

- Coupling a ground floor office or community service use with housing above addresses greater community goals while providing financial marketability of the residential units.
- Rebuilding the mansard roof/third floor would add to the historic character of the structure and thereby complement the overall Union Square neighborhood.
- Shared parking arrangements between day and nighttime users could be negotiated to alleviate the overall parking demand.

Disadvantages of the scheme include:

- Ground floor user must be compatible with residential users; shared access/ circulation may be required.
- Rebuild of the upper floor will increase overall construction costs.
- This scheme would do little to support the greater Union Square neighborhood. Activity at the ground floor of the building would be dependent on the actual user at the lower level.

Cost Analysis Table:

OPTION 4: MIXED USE				
			Cost per SF	Total Cost
Construction Cost:				
	Residential	15,000	150.00	\$ 2,250,000.00
	Office	5,000	135.00	\$ 675,000.00
		Subtotal:		\$ 2,925,000.00
		*Add 30%		\$ 877,500.00
		Subtotal:		\$ 3,127,500.00
		Estimated Selling Cost (residential):		\$ 300,000.00 /Unit
		***Estimated Rental Income (community service office):		\$ 456,480.00
*30% to include architectural/engineering fees, developer fee, financing costs, and contingency.				
**Rental Income based on 3170 leasable sf x \$12/sf x 12 months				
***Rental Income based on 3170 leasable sf x \$12/sf x 12 months				

BOW STREET POLICE STATION REUSE

Somerville, MA

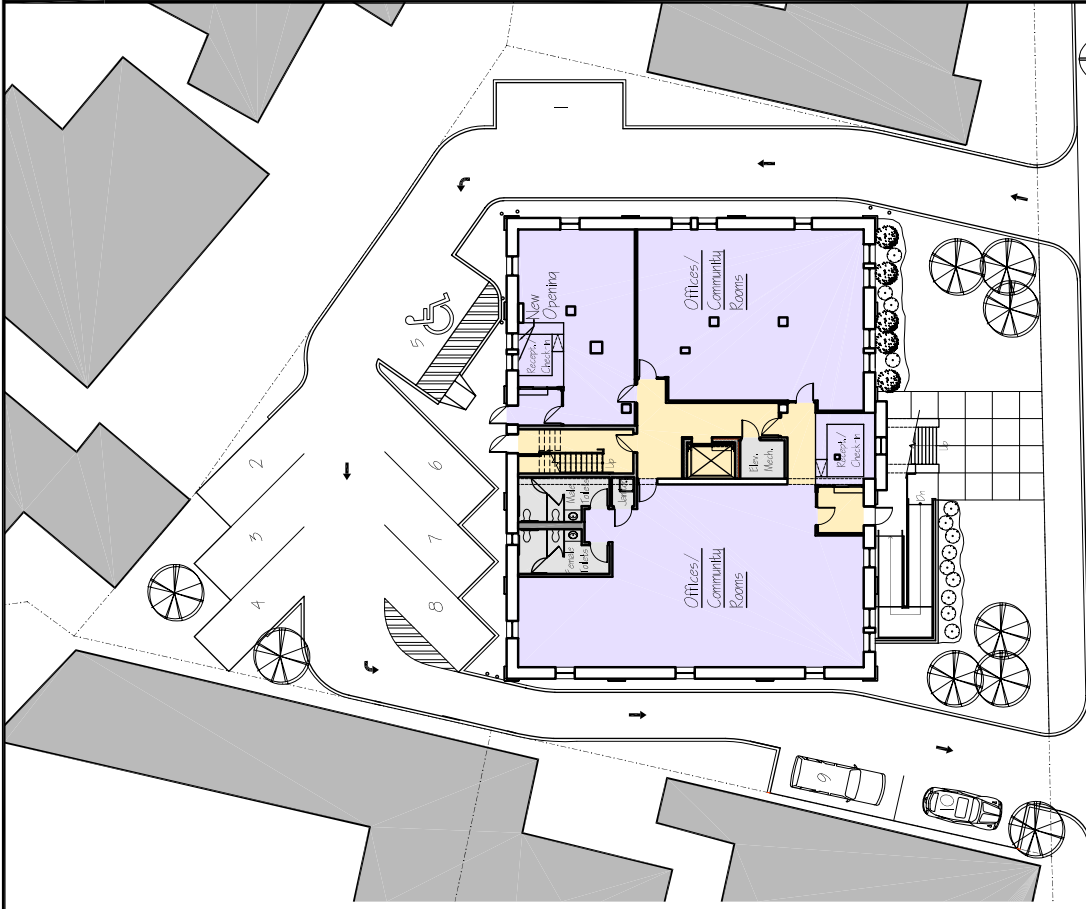
Option 4: Mixed Use Office or Community Service/ Residential

- KEY**
- OFFICES/ COMMUNITY ROOMS
 - RESIDENTIAL
 - COMMON CIRCULATION
 - BUILDING SERVICES

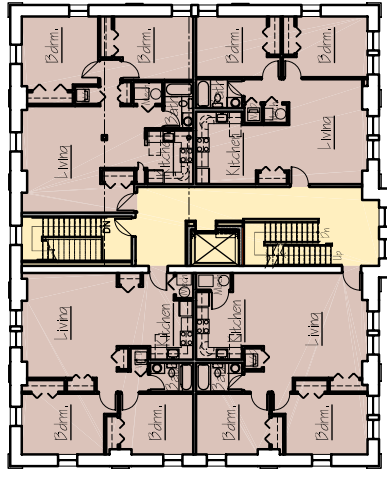


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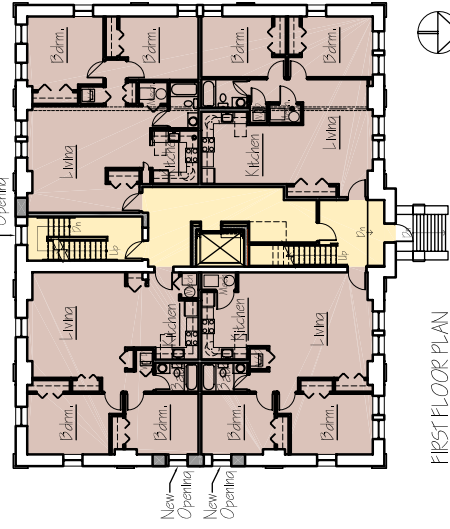
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SITE AND GROUND FLOOR PLAN



SECOND FLOOR PLAN
Third Floor Addition Similar



FIRST FLOOR PLAN



4.7. Option 5: Office Use

Option 5 looks at the use of the building for office use exclusively, preferably for a single corporate tenant. Presumably this use will require the partitioning of some of the larger spaces within the building for individual offices, although a conference room or open area with cubicles might be an option in some of the major spaces. The schematic plan provides a proposed layout for restrooms, elevator, and egress stairs, but the corridors, individual offices, and other facilities are not shown.

Advantages of the scheme include:

- The historic building could provide a desirable image for a professional service firm supporting the local community.
- The City of Somerville would benefit by the sale of the property and increased commercial tax base.
- Development of site could follow a straightforward construction schedule if single corporate tenant purchases and renovates space for own use.

Disadvantages of the scheme include:

- This scheme could generate more traffic due to the lack of public transportation to the site and the lack of adequate parking. Twenty-six parking spaces would be required to support this use.
- A single corporate tenant is not likely to promote much ground level activity that would revitalize the Union Square area.
- Office space is not in high demand in this area of the City.

Cost Analysis Table:

OPTION 5:OFFICE USE			
		Cost per SF	Total Cost
Construction Cost:			
Office	15,000	135.00	\$ 2,025,000.00
	*Add	30%	\$ 607,500.00
		Subtotal:	\$ 2,632,500.00
*30% to include architectural/engineering fees, developer fee, financing costs, and contingency.			
**Rental Income based on 9509 leasable sf x \$12/sf x 12 months			

BOW STREET POLICE STATION REUSE

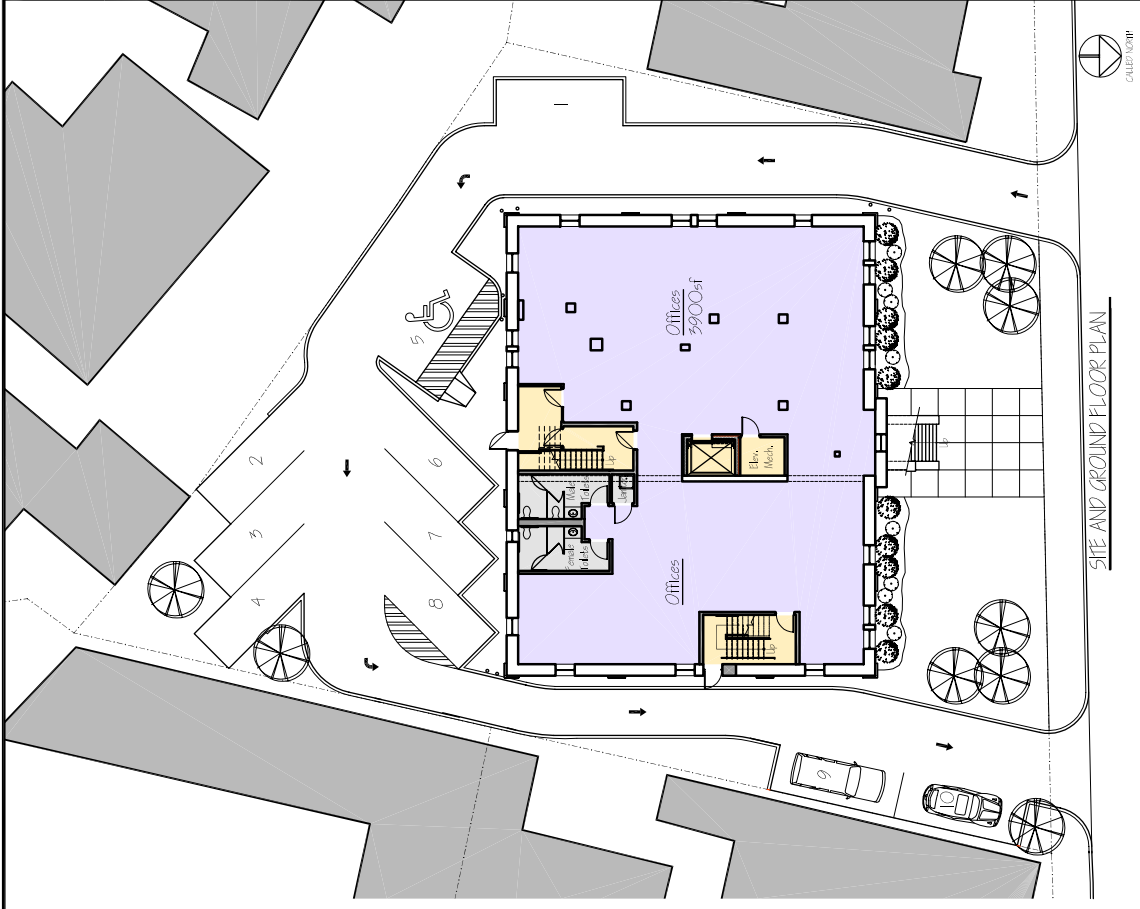
Somerville, MA

Option 5: Office Single Tenant

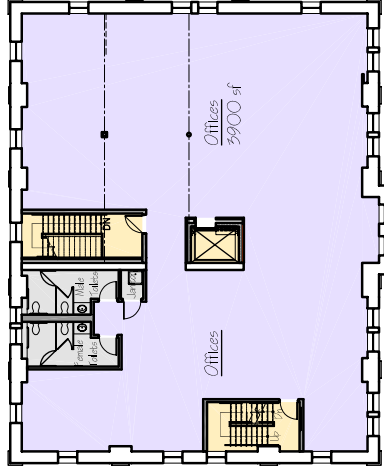
- KEY**
- OFFICES / COMMUNITY BUILDING
 - RESIDENTIAL
 - COMMON CIRCULATION
 - BUILDING SERVICES



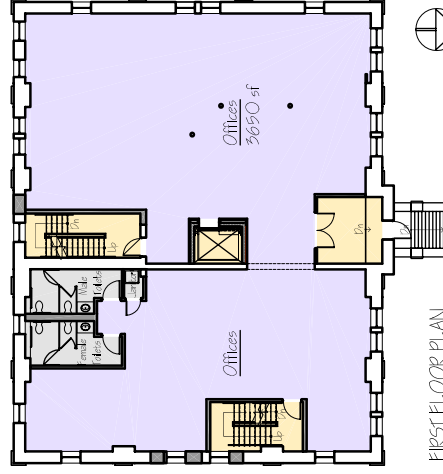
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SITE AND GROUND FLOOR PLAN



SECOND FLOOR PLAN
Third Floor Addition Similar



FIRST FLOOR PLAN
0 10' 20' 40'

5. Reuse Evaluation Criteria

In varying degrees, all of the uses studied for the reuse of the Bow Street Police Station are considered feasible within the confines of the building's size and site and the goal of preserving its historic architectural character. During the study of the various reuse options, it was clear that the choice of a specific preferred use of the building was not as evident as the need to meet certain goals that positively affect the community and the building.

The Union Square community and the Bow Street Reuse Committee articulated many of these goals that went beyond specific new uses for the building. Goals were identified at many levels -- from the underlying economic goals of the City, to the planned and stated revitalization goals of the Union Square neighborhood, to the explicit goals for the building, including the preservation of its historic architectural character.

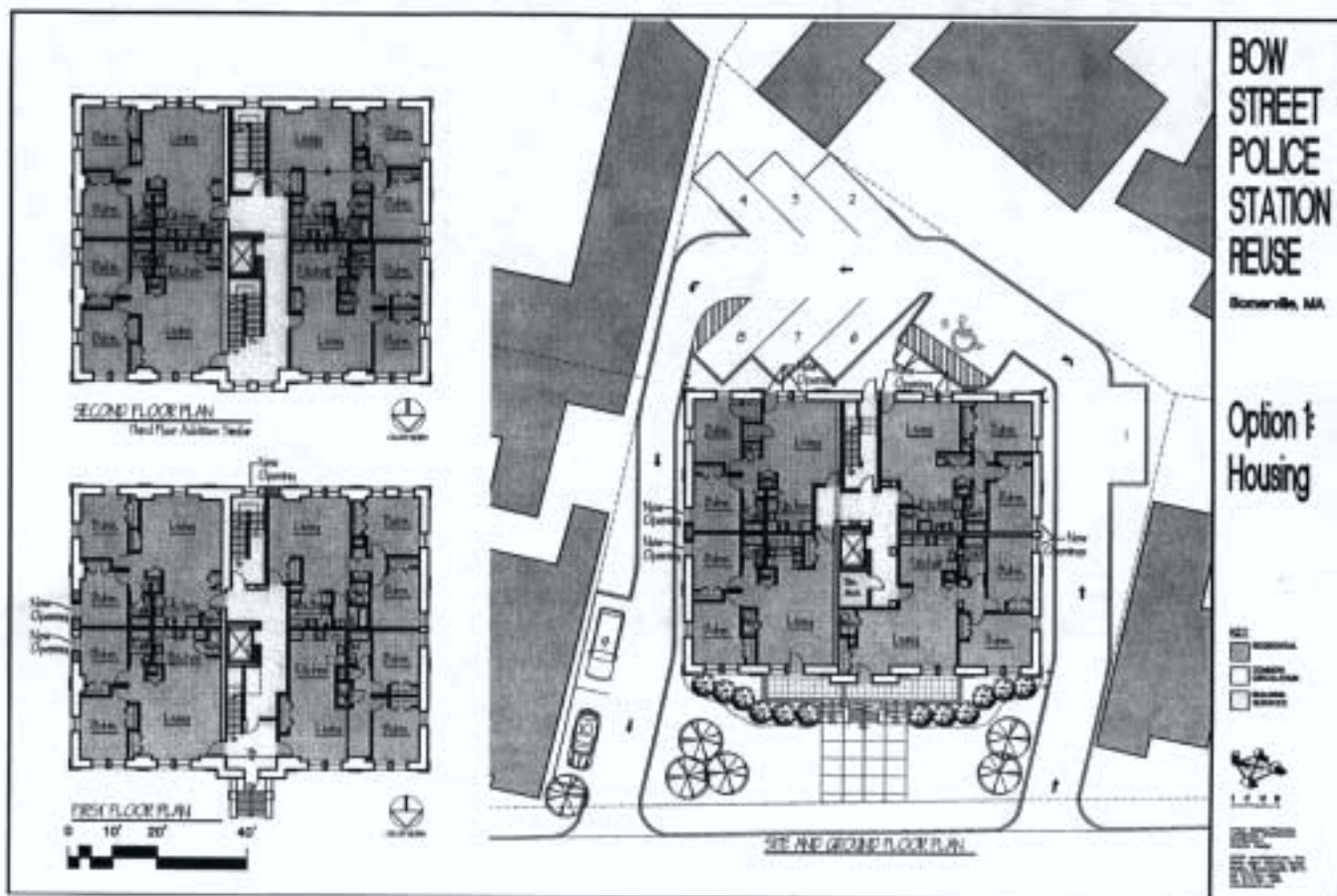
These three levels of goals -- defined as City, neighborhood, and building -- provided the framework for a set of evaluation criteria that can be used to analyze future development proposals for the building. These criteria were prioritized and refined with the community at the public meeting on September 5th, 2002. The specific ranking of the reuse evaluation criteria is found in the set of minutes for this meeting in the Appendix. The evaluation of the criteria in conjunction with each of the five reuse alternatives is presented at the end of this section. The reuse evaluation criteria and the community and steering committee's pertinent comments are briefly described below:

- **Economic Benefit to the City:** Ownership of the building, long-term lease, or other development options should be identified in order to determine the economic benefit to the City. The proposed taxes generated, either residential or commercial, should be identified in the proposal. Certified PILOT (payment in lieu of taxes) programs may be considered by the City as well.
- **Purchase or Long Term Lease Arrangement:** The community preference, as indicated in the September 5th, 2002 Public Meeting, was the outright sale of the building. This would relieve the City from the proposed development costs at the onset and maintenance costs in the future. Sentiment exists however, that by retaining ownership of the building the City has more control over various tenants and reuse options. It was also thought that the City should hold onto the building since it is part of their municipal history, as Somerville's first Police Station.
- **Development Time Frame:** Reuse alternatives can vary in their development timeframe. Proposals should include a project schedule that would identify the development milestones. This would include the overall business plan reflecting project financing. It is understood that the use of the 20% Historic Preservation federal tax credit would require review by the Massachusetts Historic Commission and the National Park Service for adherence to the Secretary of the Interior's Standards for Rehabilitation. These reviews can take several months to a year, depending on the adequacy of the information presented in the applications and the sensitivity of the proposed rehabilitation.
- **Impact on Union Square:** Clearly, a primary goal of the community is a reuse proposal that results in a positive impact on Union Square. Specific goals identified in the Union Square Revitalization Study are increased commercial development of the type that generates more pedestrian activity and drop-in customers, improve housing opportunities, particularly for home ownership, which could stimulate more activity in the square, nighttime activity, and a wider business mix.

Reuse proposals should identify the projected number of vehicular trips to the site throughout the day. Issues of noise and cleanliness should also be addressed. Uses that are compatible with the surrounding neighborhood character would be most favorable. Uses that generate high traffic volume, irregular hours, and extraneous noise would be least favorable.

- **Activity at the Ground Floor:** Enlivening Bow Street with pedestrians and activity would be a favorable aspect to a reuse scheme. Proposals that provide areas, interior and/or exterior, for members of the community to meet up with friends, socialize over coffee or mingle in the square are desirable. Preliminary discussions suggested uses for the site that would attract pedestrians and animate the open space at the ground floor. Restaurant use may not be feasible due to increased code requirements for commercial kitchens. Less favorable would be uses that generate little pedestrian activity and no public use.
- **Community/ Business Benefit:** The overwhelming community goal of the building's reuse is a proposal that benefits the existing businesses and residents in the neighborhood. A proposal that enhances the existing commercial and residential quality of life and character of the square is encouraged. Particular recognition should be made of the needs and opinions of the abutting residential neighbors.
- **Accessibility:** At the project or building level, a goal of the reuse design would be to integrate all accessibility components, as required by ADA and the Massachusetts Architectural Access Board, such that equal access is provided for all users. Additionally these components should be sensitive and attractive visual elements.
- **Site Design:** Reuse proposals should illustrate approaches to site design that improve the physical appeal of the property. Restoration of the original historic appearance of the building would be favorable. Improvements to the front yard are an important site design element to consider. Proposals should reflect sensitivity to the important exterior features of the building and site, due to the restrictions in the preservation covenant administered by the Massachusetts Historic Commission.
- **Design Quality:** A solid investment in the building that is reflected in significant building improvements and quality design is desired by all parties. Reuse alternatives that retain the historic character are most favorable. The rebuilding of the third floor and historic mansard roof would greatly enhance the historic appearance of this structure and is a goal of the community where economically feasible. All reuse designs will require review of exterior alterations by the Massachusetts Historic Commission due to the restrictions of the preservation covenant and the Somerville Historic Preservation Commission due to the building's inclusion in a local historic district. A rehabilitation that employs the 20% federal tax credit will require review of both the exterior and interior changes that are reviewed by both the MHC and the National Park Service. The quality of the design is also measured by the materials and finishes used on the project. While sensitivity to the historic character should be maintained, colorful signage on and around the building would add to the vibrancy of the square.
- **Parking:** The property can only support a maximum of 10 spaces on-site and maintain the required access by emergency vehicles. The property actually accommodates more parking than most sites in the area as dense traffic and lack of parking is problematic throughout Union Square. Public comment on this issue indicated that accommodation of parking should not dictate the reuse option chosen. Reuse proposals should identify the number of spaces required by zoning and where this need is met including possible

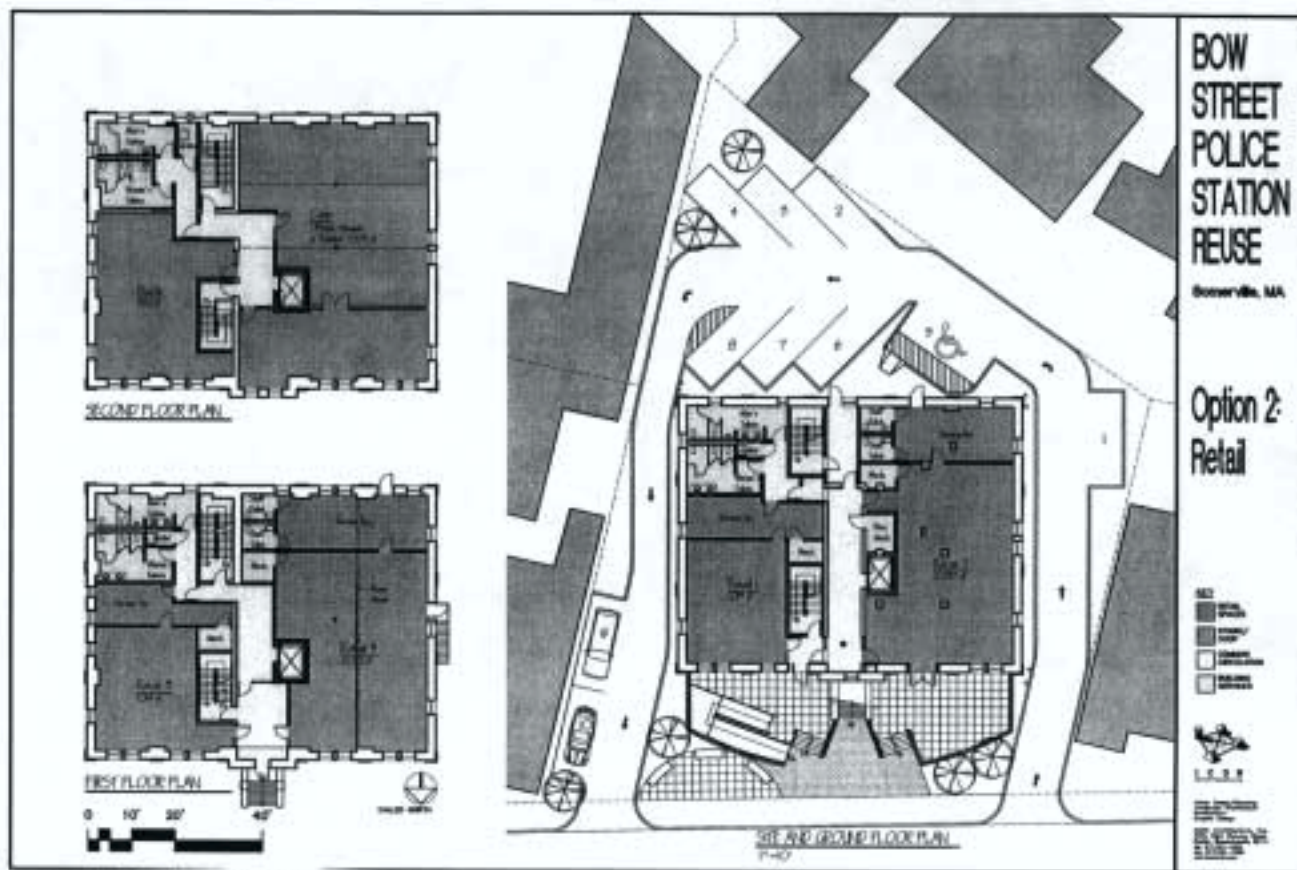
alternative approaches, be it shared parking arrangements between night and day users, off-site parking accommodations, or other basis for request for variance. Below grade parking would not be feasible due to the irregular structural grid, the required ramping, and the small building footprint.



Bow Street Police Station Reuse Evaluation of

Option 1 HOUSING


Consider: 16 2BR units; market rate			
Goals:	Most Favorable	←	→ Least Favorable
<i>City Level</i>			
Economic benefit to City			Increases residential tax base
Purchase/ lease arrangement	Developer to purchase building; Economically viable		
Development Time Frame			TBD by specific developer; MHC review for tax credits could have impact
<i>Neighborhood Level:</i>			
Impact on Union Square -vehicle traffic, noise, cleanliness, etc.	Low traffic impact due to low number of users		Image controlled by property management's upkeep of grounds, tenants
Activity at Ground Floor			No public open space
Community/ Business Benefit			Does not actively enhance revitalization goals of Union Square
<i>Project Level:</i>			
Accessibility	Parking and entries are accessible; elevator required		HC Access at rear is fine for users with designated parking; inconvenient for HC visitors
Site Design	Restores original historic appearance		
Design Quality	Builds out 3 rd floor with historic mansard	additional window openings required	Very little of building's interior will be evident
Parking		42% of req'd parking met on site; Variance req'd for difference	

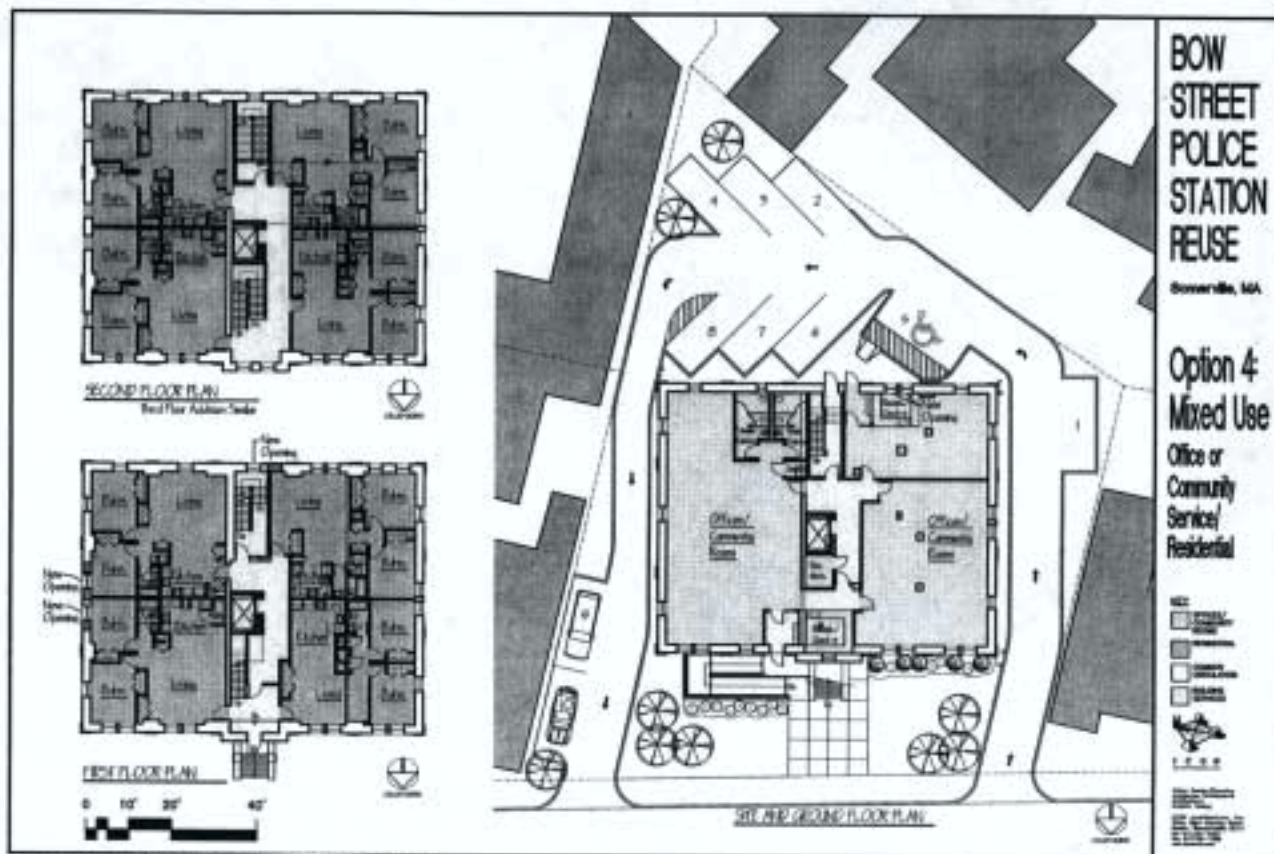


Bow Street Police Station Reuse **Evaluation of**

Option 2 RETAIL

Consider: 4 retail spaces at Ground & First Floor; Coop/ Studio space at Second Floor			
Goals:	Most Favorable	←	→ Least Favorable
<i>City Level</i>			
Economic benefit to City	Purchase /lease price Increased commercial tax base		May be difficult to attract small retail renters at remote location
Purchase/ lease arrangement	Developer may arrange to purchase or lease building	Financial viability is marginal	Financing carried over several years against rental returns; need to retain long term tenants especially at upper floors
Development Time Frame		TBD by specific developer	
<i>Neighborhood Level:</i>			
Impact on Union Square -vehicle traffic, noise, cleanliness, etc.	Convenience-type retail could increase foot traffic in the square- a goal of Union Square revitalization	Hours of use would need to be compatible with surrounding neighborhood	Frequent short-term visits; much in & out traffic
Activity at Ground Floor	Ext courtyards ideal for bakery/ coffee shop seating; easy pedestrian access to retail units		
Community/ Business Benefit	Increased daytime users	Dependent on specific tenants	
<i>Project Level:</i>			
Accessibility	Front ramp defines courtyard at lower retail; elev & public RR req'd		
Site Design	Pedestrian friendly	Project not likely to support buildout of the 3 rd floor	
Design Quality	Colorful signage could add to vibrant character of square	Development guidelines may be required to insure sensitive materials and finishes	
Parking	71.4% of req'd parking met on site	Variance req'd	

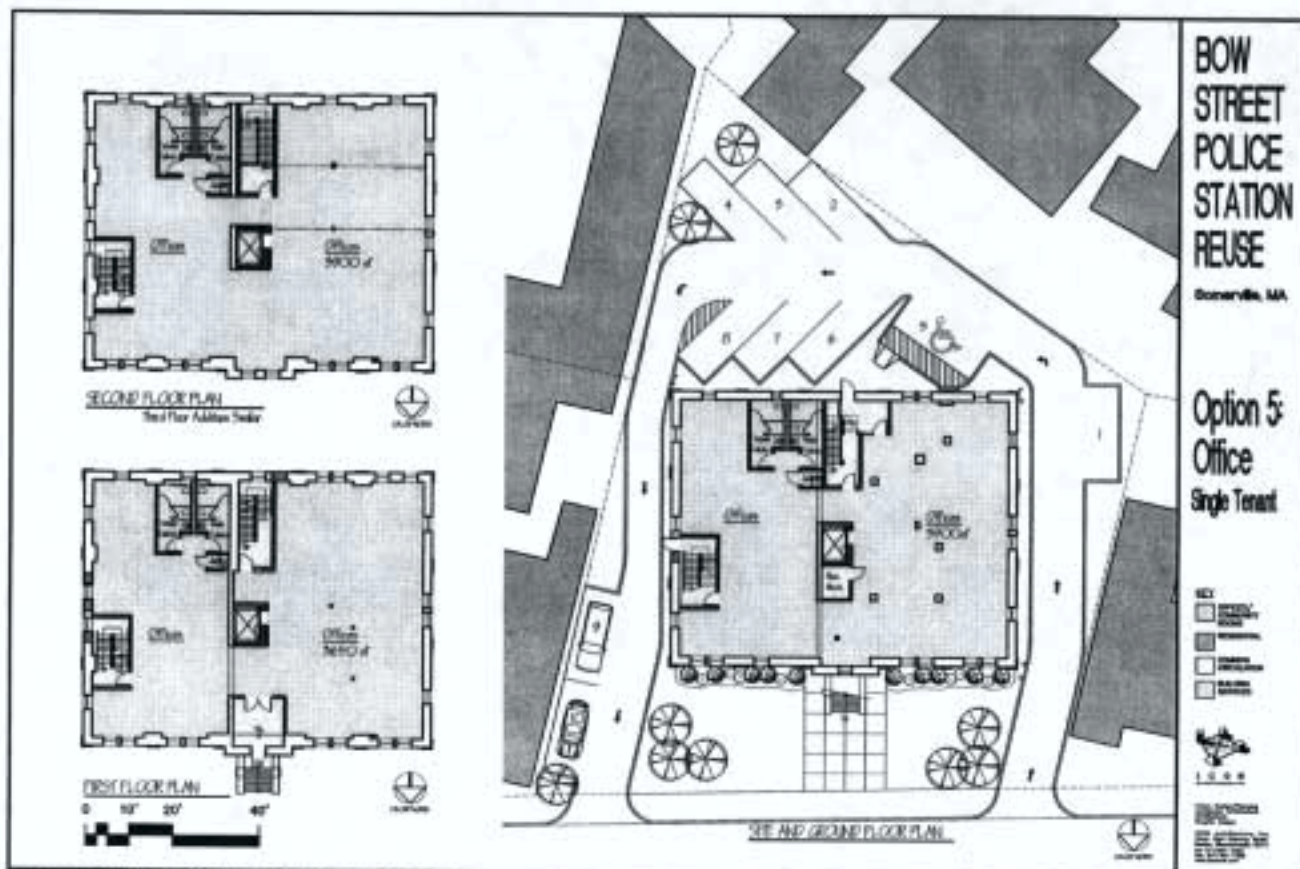
Consider: Studio, Assembly & Office space			
Goals:	Most Favorable		Least Favorable
<i>City Level</i>			
Economic benefit to City		PILOT program possible	City as Developer for collaborative of arts organizations??
Purchase/ lease arrangement		Dependent on available Investment Capital of specific arts organization	
Development Time Frame		TBD by specific developer	Possible long lead for fund raising
<i>Neighborhood Level:</i>			
Impact on Union Square -vehicle traffic, noise, cleanliness, etc.	High number of regular users day and night – adds activity to the Square		Increased traffic problems at event times; frequent in & out traffic
Activity at Ground Floor		Front plaza could be vibrant community meeting place	
Community/ Business Benefit	Increase # of outside visitors – enhance local restaurants; could become social center of community		
<i>Project Level:</i>			
Accessibility	Internal ramp in two story front entry; elevator required		
Site Design	Pedestrian friendly for community use		
Design Quality	Good fit with existing layout; can retain interior historic elements		Increased building cost for assembly uses
Parking			17% of req'd spaces on-site; Events require large # spaces 50+



Bow Street Police Station Reuse
Evaluation of

Option 4 MIXED USE

Consider: Community Service/ Office with 8 to 12-2BR housing units			
Goals:	Most Favorable	←	→ Least Favorable
<i>City Level</i>			
Economic benefit to City	Purchase /lease price Increased residential tax base		Non-profit Community Service may not benefit City economically
Purchase/ lease arrangement	Addition of 3 rd flr may increase financial viability w/ more housing		
Development Time Frame		TBD by Developer/Funding source/ Econ viability of scheme	
<i>Neighborhood Level:</i>			
Impact on Union Square -vehicle traffic, noise, cleanliness, etc.		Drop-off space for community service; parking limited for residential use	
Activity at Ground Floor		Related to Community Service	
Community/ Business Benefit		Increased foot traffic & new business patrons	
<i>Project Level:</i>			
Accessibility	HC ramp to ground floor for public access to community service facility	Shared elevator	HC access to residential units via rear entry
Site Design			
Design Quality	Reconstruction of mansard would add to historic character		
Parking		50% on-site, only 38% if 3 rd floor added; Possible shared arrangement between day & nighttime users	



Bow Street Police Station Reuse
Evaluation of

Option 5 OFFICE

Consider: 15,000sf professional office			
Goals:	Most Favorable	←	→ Least Favorable
<i>City Level</i>			
Economic benefit to City	Increased commercial tax base		Financial viability of office use questioned due to lack of parking & minimal public transportation
Purchase/ lease arrangement	Sale or Long-term lease likely		
Development Time Frame	Private Financing could allow quick development		Depends on need by particular buyer
<i>Neighborhood Level:</i>			
Impact on Union Square -vehicle traffic, noise, cleanliness, etc.		Potential traffic generator; otherwise quiet neighbor	
Activity at Ground Floor		Private use by office workers	
Community/ Business Benefit		Daytime support of neighborhood restaurants	
<i>Project Level:</i>			
Accessibility		Elevator & public restroom facilities required	
Site Design			
Design Quality		Historic building could provide unique image to community based professional office	
Parking	38% met on-site	Employee subsidized T pass program	

6. Financial Programs and Grants

6.1. Introduction

This section provides a concise overview of a few of the most relevant government-sponsored financing and grant programs for rehabilitation projects. Restrictions and conditions within the programs will determine if they are feasible and practical for any specifically proposed project. The proposed use and the type of ownership will also dictate which programs can be utilized. Further sources of information on the programs are also provided, especially for the federal tax credit on the National Park Service's website, <http://www2.cr.nps.gov/tps>. One of the most helpful sections is the "Frequently Asked Questions".

6.2. Federal Historic Tax Credit Program

The federal historic tax credit program currently offers a 20 % tax credit for substantial rehabilitation of income-producing buildings that are listed in the National Register of Historic Places. The rehabilitation must be completed within a 24-month period, although a 60-month phased rehabilitation is possible, if planned in advance. The proposed rehabilitation must follow the Secretary of the Interior's Standards for Rehabilitation, which apply to both the exterior and interior of a building. Applications for certification of the building's significance and the work proposed in the rehabilitation are reviewed and approved by the Massachusetts Historical Commission and the National Park Service in Washington, DC.

The tax credit can be obtained by the building owner or by a long-term lessee of the property. While only a tax-paying entity is allowed to obtain the credit, a non-profit organization can have an ownership role in a building that is undergoing rehabilitation. The non-profit organization would incorporate the tax credit into their redevelopment through the formation of a syndicate of for-profit investors who share ownership of the building.

While the City of Somerville would prefer to sell the old police station outright, a long-term lease with a tenant may need to be considered. In order for the tax credit to be used, the long-term lessee must incur rehabilitation costs that meet the substantial rehabilitation test and complete the work within a 24-month period. The long-term lease is defined to be greater than the recovery period for depreciation, currently 27.5 years for residential rental properties and 39 years for non-residential real property. Further implications and rules for this situation are more fully explained at <http://www2.cr.nps.gov/tps/tax/IRSlessee.html>.

6.3. State Historic Preservation Programs and Other Grant Programs

The Massachusetts Historical Commission has limited funds for planning and rehabilitation projects, although their assistance with technical issues during the development process could prove useful. Their website, <http://www.state.ma.us/sec/mhc>, provides a good overview of the services and the funding programs they offer.

The Massachusetts Preservation Projects Fund (MPPF), in existence since 1984, has recently gained continued funding through the passage of the Environmental Bond bill, known officially as House Bill Number H.4909, *An Act Providing for the Preservation and Improvement of the Environmental Assets of the Commonwealth* and the Capital Facilities Bond Bill. The MPPF makes these grants only to governmental and non-profit entities, which would leave out their use by private developers.

The library of the Associated Grantmakers of Massachusetts offers the most comprehensive source for information about private and corporate foundations and local, state and national programs. Located at 55 Court Street in Boston, the organization offers a number of services to nonprofit organizations and to those making grants. Funding from these sources is mainly for program

initiatives as opposed to the physical rehabilitation of a building. Much more information can be found on their website, <http://www.agmconnect.org>.

The National Trust for Historic Preservation (<http://www.nthp.org>) offers a variety of small grants for studies and education and advocacy projects through their Preservation Services Fund. These funds are only available to local government and tax-exempt non-profit entities and require substantial matches. There are two revolving loan funds, the Inner-City Ventures Fund and the National Preservation Loan Fund, that are only available to local government and tax-exempt non-profit entities. The Inner-City Ventures Fund provides assistance with community development efforts in low- and mixed-income neighborhoods. The National Preservation Loan Fund can be used for a broader array of projects that can include a for-profit partner.

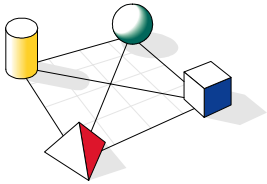
Another National Trust-sponsored program, Heritage Property Services, can assist for-profit developers with a variety of issues through a fee-for-services arrangement. Equity financing is possible to obtain through the Banc of America Historic Tax Credit Fund, a partnership of the National Trust and the Bank of America that is dedicated exclusively to investment in historic tax credit projects.

6.4 City of Somerville Programs

The City has established a Storefront Improvement Program (SIP) within the local business districts, including Union Square. The program currently offers architectural services and a 50% rebate to participants, who can be owners or tenants of the building, not to exceed \$40,000 per project, toward façade improvement costs. A retail component in the building is usually a requirement for obtaining this type of funding.

Funded through the OHCD's Community Development Block Grant program (CDBG), more than \$128,000 was invested by the City in 2000-2001 in storefront improvements that leveraged over \$500,000 in private capital.

APPENDIX



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Bow Street Police Station Reuse Public Meeting, June 27, 2002

Cummings School, Somerville, Massachusetts

City Staff:

Christi Wrigley, Office of Housing and Community Development

Brian Harris, Office of Housing and Community Development

ICON architecture, inc.:

Nancy Ludwig, Principal-in-Charge

Janis Mamayek, Associate and Project Manager

Rita Walsh, Senior Preservation Planner

Attendees from the Public

See attached sign-in list

1. Introduction

Introductions by Mayor Dorothy Kelley Gay, who made it clear in her brief address that the building's future use needs to meet Union Square's needs for revitalization and the desires of the community.

2. Purpose of meeting

Christi Wrigley stated that the purpose of the meeting was to gain ideas from the meeting attendees on ideas for the future use of the Police Station building. Ms. Wrigley also outlined the process and schedule for the feasibility reuse study. She noted that ICON had already met in June with the Steering Committee for reuse ideas and that they would meet with the Committee again to discuss refined alternatives for reuse. A second public meeting to present the final results of the study would be scheduled after Labor Day.

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3. Discussion of Issues Affecting Reuse

The various constraints on the property's reuse were presented:

3.1 Parking

Bow Street has one of the most severe parking shortages in the area. On the site itself, 13 spaces is the maximum physically that can be put on this site; retail, housing, office, and restaurant uses all require more spaces per zoning requirements. A variance would be required to override this requirement. Shared parking with a nearby property with available spaces is a partial solution.

3.2 Traffic

Traffic is quite congested and heavy in the area and public transit is minimal in the square right now. A traffic plan is currently being conducted.

3.3 Accessibility

The central front entrance is raised about six feet from the ground, accessed by a set of granite steps: a ramp would take up much of the front lawn area and would affect the historical integrity of the front façade. A chair lift here does not meet ADA requirements. A rear entrance ramp location would take some potential parking spaces and is not a preferred location as it is on the back of the building.

3.4 Historical Requirements

The Police Station is within the Bow Street Historic District, which is both a National Register and a local historic district. While the National Register listing does not require reviews on changes to the building unless federal funds or permits are involved, changes to the exterior of buildings within the local district need to be reviewed and approved by the City's Historic District Commission. In addition, a preservation covenant in perpetuity on the property that is tied to the receipt of a stabilization grant would require review and approval by the Massachusetts Historical Commission (MHC) of changes to both the exterior and interior. If the 20% historic tax credit is utilized in the rehabilitation work, then both MHC and the National Park Service in Washington DC review and approve the proposed work.

In general, all of these reviews focus on the preservation of character-defining elements of the building. These elements have not been specifically defined for this building, but they would likely include the off-set main stairway between the second and third floors (which has been compromised); the open large rooms punctuated by ornate cast iron columns; wood wainscot in many of the

rooms; granite trim and elements on the exterior; date and name plaques on the front façade; tall window openings; and the unpainted brick.

The reconstruction of the original mansard roof, removed in the 1940s, is desirable from both an aesthetic viewpoint and additional square footage need (four stories total, or 50 feet, is the height limit in this area). The roof reconstruction design would need to be reviewed by the Historic District Commission, MHC (if preservation covenant in place and/or 20% tax credit sought), and the National Park Service (if 20% tax credit sought). Only a late nineteenth century photograph documents the appearance of the roof and ornamental elements. The image is clear and could greatly assist in the reconstruction of the roof. No drawings have been found to show any further details.

3.5 Funding

Creative financing for the rehabilitation is a necessity. The City desires only to be responsible for minimal costs in the redevelopment although they would certainly help where they can with available grant sources. The costs to purchase and the subsequent rehabilitation of the building will require a strong developer.

4. Suggested Building Reuses

Meeting attendees proposed a number of uses, many of them combined uses in a single reuse scheme. It should be noted that many attendees are interested in the building for their own use, so suggestions were specific:

- Homeless shelter/food pantry/offices of the Somerville Homeless Coalition (square footage needs not specified)
- Dance company rehearsal and performance space, possible café on lower level (Green Street Studios/Nobius – need 10,000 to 20,000 square feet)
- School administration offices and community meeting space
- Library (noted that one is currently 4 blocks away)
- South Asian community center/performance space/classroom/day care center
- Offices for Somerville Community Corporation and residential condos (8-10) above
- Adult day care center on lower level; retail and housing in floors above
- Offices and retail combination (no specific profession or retail suggested)

5. Observations from the Public/Meeting Presenters

In addition to the specific or more generally suggested uses for the building, a number of observations were made regarding what the attendees envision for the building. Most attendees wanted to see a vital use in the building that promotes other rehabilitation and reuse in Union Square. The Police Station reuse is seen as a tangible and immediate step in the revitalization of the Square, which has not seen much activity over at least the last 15 years. They also desire a use that stimulates more pedestrian activity and patronage of local businesses. A master plan for Union Square is imminent, that will begin to address some of the larger issues confronting the entire area.

Some thought the use should be self-supporting and preferably tax-paying. A number felt that social services functions in the area had hit a critical mass. Others expressed the need for such services.

Housing was not seen as a priority use by many of the attendees. Many feel there is enough housing, both affordable and market rate, in the immediate area. The Somerville Community Corporation is developing an additional 42 housing units around the corner.

Everyone desired that the rehabilitation of the building be of a very high quality.

Sign In Sheet – Bow Street Reuse Public Meeting – June 27, 2002

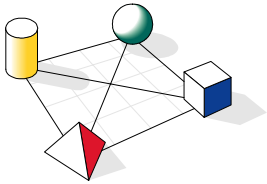
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Robert E. Husted			
Robert E. Husted	HUB	Rob.E.HUSTED@HUB.GOV	yes
Mark Alston Follansbee	Somerville Homeless Coalition Box 440436	mark@somervillehomelesscoalition.org	yes
SONI GUPTA	Somerville Community Corp, One Davis St., Somerville, 02144	sgupta@somervillecdc.org	yes
Pat M' Cormick	41 Vinal Ave 02143	vivavinal@yahoo.com	yes
Tom Leyne	220 Washington St. 02143	—	yes
Mitch Boger + Lynn Laur	15 Greenville St	mboger@attbi.com	Yes

02143

Catherine LaPluma

Sign In Sheet – Bow Street Reuse Public Meeting – June 27, 2002

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Anand Sivaraman	320 Highland Ave, Sommerville, MA 02144	ansiv@mit.edu	yes
Ananth Chikkatur	4 Marion St Apt #3 Cambridge, MA 02141	ap_chikkatur@yahoo.com	no
KRISTI CHASE	26 Bow St.	KRISTICHASE@POST.HARVARD.EDU	✓
JIM MCGINNIS	26 Bow St.	MCGINNIS@IEEE.ORG	YES
Emily Shea	799 Concord Ave, Cambridge 02138	eshea@windorhouse.org	yes
Bill Madsen-Hardy	59 Temple Pl. #4000 Boston 02111	bill@newatlantic.net	yes



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Bow Street Police Station Reuse Public Meeting, September 5, 2002

Lincoln Park School, Somerville, Massachusetts

City Staff:

Christi Wrigley, Office of Housing and Community Development

Brian Harris, Office of Housing and Community Development

ICON architecture, inc.:

Nancy Ludwig, Principal-in-Charge

Janis Mamayek, Associate and Project Manager

Rita Walsh, Senior Preservation Planner

Attendees from the Public

See attached sign-in list

1. Introduction and Recap of Project

Christi Wrigley introduced the city staff and consultants, ICON architecture, inc. She also provided a brief summary of the progress of the project. There have been two Steering Committee meetings and one community meeting in June and August of this year to discuss rehabilitation and development issues and proposed re-uses for the building. A series of re-use options were developed by ICON during the summer after the initial meetings with the Steering Committee and the community in June. During the subsequent meeting with the Steering Committee in August, the committee decided not to specify a preferred reuse alternative, as originally planned. Instead, the development of criteria for evaluating proposals for a variety of reuses was proposed. This meeting focuses on the community's feedback on the prioritization of evaluation criteria and suggestions for further criteria.

2. Review of ICON's Study

Nancy Ludwig described ICON's process of studying the various reuse options suggested in the Steering Committee and community meetings. She noted that while a specified reuse option is not the outcome of this study, the study of the alternatives provides a good base for analysis and comparison. She also noted that the building's rehabilitation will depend on a developer stepping forward with a use that enhances the community and has a sound financing plan, whatever the specific use.

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3. Presentation of Five Options for Reuse of the Bow Street Police Station and Evaluation Criteria

Janis Mamayek presented the five options examined for the reuse of the building and ICON's consideration of the advantages and disadvantages of each, using evaluation criteria formulated by ICON and the City.

The evaluation criteria are categorized into three levels: *City*, *Neighborhood*, and *Project* (the building itself).

Within the *City* level, the three criteria are: *Economic Benefit to the City*, *Purchase or Lease Arrangement*, and *Development Time Frame*. The City is prepared to either sell the building outright or enter in a long-term lease with a tenant.

Within the *Neighborhood* level, the three criteria are: *Impact on Union Square* (vehicle traffic, noise, cleanliness, etc.); *Activity at Ground Level*; and *Community/Business Benefit*.

Within the *Project* level, the four criteria are: *Accessibility*, *Site Design* (how traffic moves through site), *Design Quality* (Retention of historic architectural features and quality of rehabilitation), and *Parking*.

3.1 Option 1 – Residential

This option assumes that the entire building would be devoted to residential use. The maximum number would be 16 two-bedroom units. Only 10 parking spaces could be built at grade on the site, which is 14 spaces less than required by zoning for this use.

The **advantages** of this reuse are:

- Increase in residential tax base for City; assumes sale of building
- More concrete possibility that a private redeveloper would buy the building and quickly rehabilitate the structure
- Less traffic impact due to the limited number of users
- The rebuild of the third floor/mansard roof would restore the original historic appearance . As a private property, the grounds and upkeep of the building would be maintained

The **disadvantages** of this reuse are:

- The development time frame may be delayed by reviews for 20% historic preservation tax credit (but this delay would apply across the board to any development contemplating the use of these credits)
- The residential use would not generate community meeting activity at the ground level
- Reuse as housing does not actively enhance revitalization goals of Union Square
- Many of the interior historic elements of the interior would be lost due to the need for smaller rooms and functional spaces such as bathrooms and kitchens.

3.2 Option 2 – Retail/Studio/Co-op

This reuse envisions retail on the ground and first floors and studio/co-op spaces on the second floor. This is the only use where parking requirements per zoning are nearly met by the 10 at-grade spaces that could be provided on site. Fourteen spaces required. A handicapped ramp on the front would provide access to both the ground and first floor levels.

The **advantages** of this reuse are:

- Increase in tax base for City; commercial use is taxed much higher than residential
- Limited need for on-site parking
- Potential to increase pedestrian activity at ground level and in neighborhood – front courtyard/presence on street would increase viability of a bakery/coffee shop/small restaurant use
- Signage could promote and enhance vibrant character of Union Square
- The open spaces required for these uses could retain the original large volumes found in the existing rooms
- HC ramp would help define exterior front plaza as community meeting place

The **disadvantages** of this reuse are:

- Difficulty of attracting smaller retail tenants to location; especially at upper floors
- More of the original open volumes of the building may be left, but stairs and internal corridors would need to be altered.

- Would cause more frequent in/out traffic on street
- Hours of operation could be an issue, unless worked out with neighborhood
- Financial viability is marginal

3.3 Option 3 – Cultural Arts

A cultural arts use (dance studio, ethnic community center with cultural presentations, classes, art studio) in the building would include spaces for classes and performance or exhibition events.

The **advantages** of this reuse are:

- More visitors to building will increase utilization of nearby Union Square restaurants and other existing businesses
- Although inefficient in its use of square footage, the large original stairway could be kept and would provide an elegant space for as a social center.
- Reuse is good fit with existing layout; more of the historic character of the original open areas throughout the building could be retained.
- Front yard area could be utilized as community meeting space providing pedestrian activity at the street level

The **disadvantages** of this reuse are:

- Less tax return to City with some non-profit organizations; PILOT programs are possible
- Many Arts organizations may not be able to fund project on own requiring City to be developer, landlord, etc
- Parking and traffic congestion at events (a shuttle bus to transport people from off-site parking was suggested)
- Upgrade of framing for assembly use will add to cost
- Arts organizations would need to have established financial backing or long lead times could result from needed fund raising efforts

3.4 Mixed Use

The mixed-use scheme illustrated would incorporate ground floor community service space or office uses and housing on the upper floors. This scheme may be the most amenable to the addition of the mansard roof and additional floor. Parking requirements would depend on the percentage of each of these uses in the building. As shown with the upper floor rebuilt, 18 spaces would be

required. A variety of mixed use combinations are possible with differing impacts.

The **advantages** of this reuse are:

- Addition of upper floor would increase housing space and increase financial viability
- Mansard roof reconstruction would enhance appearance of building
- The community service space could increase pedestrian activity in area
- Better chance of a shared parking arrangement on site due to day and nighttime needs of different tenants

The **disadvantages** of this reuse are:

- Non-profit use would not benefit City economically
- Particular social services may be a problem for neighborhood; need to be compatible with adjacent residential neighbors

3.5 Office

This reuse devotes the entire building to office use, preferably a single corporate tenant.

The **advantages** of this reuse are:

- Increase in commercial tax base for City (noted to be nearly double the residential tax rate)
- Faster development schedule if a single tenant were to purchase and rehabilitate the space for their own use.
- As a private property, the grounds and upkeep of the building would be maintained
- Office tenants would patronize local businesses during the day

The **disadvantages** of this reuse are:

- The use is not in high demand; there is a lot of surplus office space
- Does not promote much ground level activity
- Only 38% of parking needs are met on site
- Lack of public transportation will make it difficult to attract tenants and workers

4. **Evaluation Criteria Matrix – Voting by Meeting Attendees**

The meeting attendees were given the opportunity to vote on their top three priorities for the evaluation criteria. The overwhelming priority of the voting attendees was a reuse that benefits the Existing Union Square community & Businesses. The second most important criteria for reuse was voted to be the Purchase of the building. Design Quality, which would take into account the historic characteristics of the building, was the third most voted criteria.

The actual results of this voting are as follows:

Goals:	
Economic Benefit to City	3
Purchase Building	11
Lease Building	3
Development Time Frame	2
Impact on Union Square	9
Activity at the ground Floor	3
Community/Business Benefit	22
Accessibility	1
Site Design	2
Design Quality	9
Parking	1

5. **Question/Observations from the Public/Meeting Presenters**

The meeting attendees had a number of questions/comments during the meeting that are presented here. These issues were:

- **Parking** – Every proposed reuse of the building will confront the lack of parking on site that is required in the zoning code. While retail requires the least amount of parking, all uses will need to find shared parking arrangements or other options. It was noted that promoting pedestrian activity in the Square was an important goal; there should be more flexibility in parking requirements in order to attain this goal. Parking and traffic issues are topics in the Master Plan study and transportation study that are currently being conducted.
- **Use of 20% Historic Preservation tax credit**—This credit is available for both the owner of the building (if tax paying entity or a syndicate with a

non-profit partner) or a lessee (would need to have long-term lease). The credit is for 20% of the qualified rehabilitation cost; the work needs to be completed in 24 months; and the use must be income-producing. Electing to obtain this credit requires adherence to the Secretary of the Interior's Standards for Rehabilitation that apply to both the interior and exterior of the building.

- **Current condition of building-** The building was constructed in 1874 and is of brick load bearing construction. All of the mechanicals are considered to be past their service life. Environmental hazards within the building have been reviewed and suspect materials, such as certain ceiling tiles and plasters, have been identified. Major hazards were not seen. Actual testing of the suspect materials will need to be conducted prior to redevelopment. Stabilization work on the exterior (repointing of the mortar, new roof replacement) began in July and will continue for a few more months.
- **Non-profit use of space and zoning requirements**—Non-profit organizations are not exempt from zoning requirements, simply because they are non-profit. For instance, a community service provider office is considered the same as any other office's requirements under zoning. It was noted that non-profits are not necessarily a drain on city finances as some provide services that the City would otherwise need to provide.
- **Types of retail uses considered in the study**—Specific uses for retail considered in the study included those suggested by the Steering Committee and community. These included pedestrian-oriented shops that support the neighborhood such as a bakery, drug store, coffee shop, bookstore, or florist. There is a need for more of this "convenience-type" retail to which residents and visitors can walk, encouraging more actual time spent in the square.
- **Further evaluation criteria**—It was suggested that the opinions of abutting residential neighbors (who were not present) should be taken into account. It was pointed out the evaluation criteria, **Impact on Union Square and Community/Business Benefit** was inclusive of abutting neighbors. In addition, the Zoning board will take their comments into account.

6. Conclusions

The City will receive ICON's report by the end of September. The City will need to declare the building as surplus property. The City will incorporate the evaluation criteria decided upon at this meeting in the Request for Proposal (RFP) for the building's redevelopment. The RFP will include a requirement that the developer demonstrate their financial stability and ability to fund the rehabilitation. An RFP for the Police Station redevelopment should be issued by the end of this year.

The City also announced the date, time, and location of an upcoming meeting on the Master Plan for Union Square. The meeting will take place September 19, 2002, between 6:30 and 8:30 p.m., at Lincoln Park School.

Sign In Sheet – Bow Street Reuse Public Meeting – September 5, 2002

Name	Organization	Address	Email address	Do you want to be added to the mailing list?
GEORGE MANDAROS				
GEORGE MANDAROS	—	261 SOMERVILLE AVE	—	
JAUCA SULTAN	Kinoo, Inc.		sultango@kinoo.com	YES
JASAL SINGH	South Asia Center	279 Newbury St. Boston	jasal@yahoo.com	yes.
Jessica Williams	Green St. Studios	91 Munroe St. Somerville	jessicawb@yahoo.com	Already on it
Alie Steinberg	RCG	43 Park St Somerville	asteinberk@resourcepubgroup.com	Y→

Sign In Sheet – Bow Street Reuse Public Meeting – September 5, 2002

Name	Organization	Address	Email address	Do you want to be added to the mailing list?
<i>Catherine LaPuma</i>	<i>Neighborhood</i>	<i>33 Hamlet St</i>	<i>—</i>	
<i>Jerry Lavatens</i>	<i>Business</i>	<i>38 Bow St</i>		
<i>Kristi Chase</i>	<i>Resident</i>	<i>26 Bow St</i>	<i>KRISTICHAYS@POST.HARVARD.EDU</i>	
<i>Jim McGinnis</i>	<i>RESIDENT</i>	<i>26 Bow St</i>	<i>JMCGINNIS@IEEE.ORG</i>	<i>Y</i>
<i>Mark Kener</i>	<i>resident</i>	<i>22 Bow St Place</i>	<i>mike@gbhmacomber.com</i>	<i>Y</i>
<i>Kate Bacon</i>	<i>resident</i>	<i>same</i>	<i>KBacon@attatlantic.com</i>	<i>N</i>
<i>Ray J Mr DONALD</i>	<i>Home o'</i>	<i>53 Bow ST</i>		<i>yes</i>

Sign In Sheet – Bow Street Reuse Public Meeting – September 5, 2002

Name	Organization	Address	Email address	Do you want to be added to the mailing list?
Conor Brennan	The Independent	75 UNION ST	conorbrennan@aol.com	Yes
Lisa McGill	TEA ARCHITECT, INC	241 CRESCENT ST ^{WINTHROP} MA	LMCGILL@TEAARCHITECT.COM	Yes
Lynn Laur	SOMERVILLE HISTORIC PRESERVATION COMMISSION	15 GREENVILLE ST SOMERVILLE MA	lynn.laur@attbi.com	Yes
Emily Shea	New Communities Services, Inc	116 Norfolk St. Camb., MA	eshea@windsorhouse.org	on it already
Mary Daddio	Resident	53 Bow St	RNBS83@aol.com	Yes

Somerville, MA

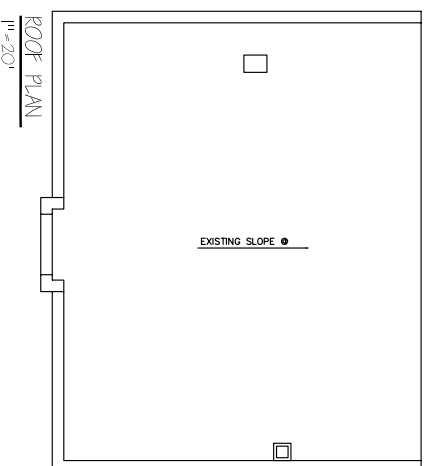
Existing
Conditions
Plans



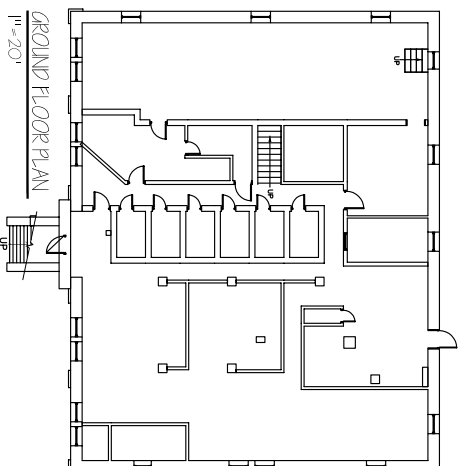
I C O N
architecture

Urban Design/Planning
Landscape Architecture
Architecture
Graphic Design

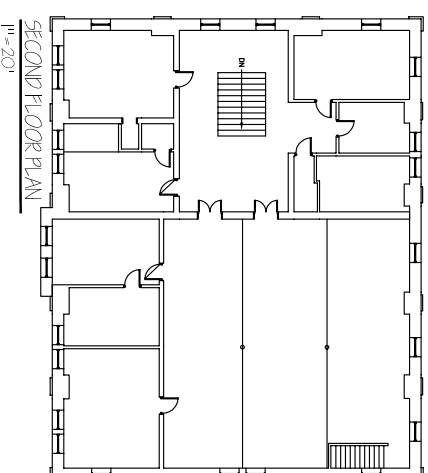
ICON architecture, inc.
Thirty Eight Chauncy Street
Boston, Massachusetts 02111
tel: 617/451-3333
fax: 617/451-1328
www.iconarch.com



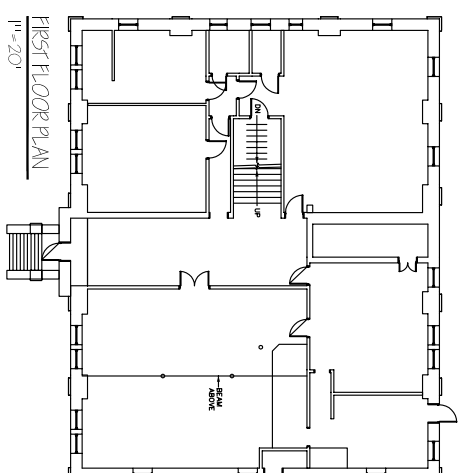
ROOF PLAN
1/4" = 20'



GROUND FLOOR PLAN
1"=20'



SECOND FLOOR PLAN



FIRST FLOOR PLAN
1" = 20'



CALLING NORTH

SMITH & WESSEL ASSOCIATES, INC.

HAZARDOUS BUILDING MATERIALS AND AIR QUALITY SPECIALISTS

Icon Architecture, Inc.

AUG 15 2002

August 13, 2002

Ms. Janis Mamayek
Icon Architecture, Inc.
38 Chauncy Street
Boston, MA 02111

Ref: Report of Asbestos Materials Assessment
Bow Street Police Station
50 Bow Street, Somerville, MA

Dear Ms. Mamayek:

Icon Architecture, Inc., retained Smith and Wessel Associates Inc., to perform a preliminary assessment for asbestos containing building materials (ACBM) at the Bow Street Police Station located at 50 Bow Street in Somerville, Massachusetts. David Owens, Smith and Wessel's Massachusetts licensed inspector (AI 33132) and environmental consultant, conducted the assessment on August 9, 2002. The purpose of the assessment was to evaluate the types, locations, and extent of suspect ACBM and to provide appropriate recommendations for management and/or abatement associated with the potential renovation of the building.

Our site visit included a walk-through, visual assessment of readily accessible and observable areas of the building and addressed both friable materials (materials that can be easily crushed, crumbled, or pulverized by hand pressure) and nonfriable materials, including:

- Thermal system insulation, such as insulation on pipes, boilers, tanks, ducts, and related equipment;
- Surfacing material, such as fireproofing applied to structural components, acoustical and decorative plasters, and other sprayed or troweled applications; and
- Miscellaneous materials, such as ceiling tiles, floor tiles, and blown-in insulation.

On the basis of the material's known or estimated age, and the material's texture, color, and type, we evaluated the potential for each material to contain asbestos. Appropriate sampling and laboratory analysis is necessary to definitively determine the asbestos content of building materials. Those materials containing more than one percent (1%) asbestos are classified as ACBM in Massachusetts.

The building at the site formerly housed a VFW group and, prior to this, was a police station. The building is constructed of stone, cinder block, concrete, and wood with a tar and gravel roof. The construction date of the building is 1874. Interior finishes observed in the building included gypsum board wall partitions, carpeting, vinyl floor tile, linoleum, several types of textured plaster, carpet, wall paneling, and suspended ceiling tile.

A detailed list of the type of material, location, condition and overall assessment of these materials is presented in the attached **Inventory of Suspect Asbestos - Containing Building Materials** table. In summary, suspect ACBM observed at the site includes the following:

- Textured wall and ceiling plasters
- Suspended ceiling tiles
- Linoleum
- 9" x 9" floor tile and associated mastic and 12" x 12" floor tile and associated mastic
- Sink mastic
- Wall panel adhesive
- Window glazing
- Floor leveler compound
- Internal boiler components
- Thermal system insulation
- Gypsum board and associated joint compound
- Roofing field material and flashing mastics

The gypsum wallboard, joint compound, pipe insulation, and ceiling tiles we observed are all classified as friable materials. Because friable materials can be easily crumbled or crushed by hand pressure, they typically are more susceptible to creating an airborne fiber release hazard than are nonfriable materials. The majority of friable building materials (including ceiling tile and gypsum board) were banned by the Environmental Protection Agency (EPA) from installation in buildings in the period between 1973 and 1978. Thus, these materials could have been legally installed during any renovation of the building prior to this date. However, many nonfriable materials, such as floor tile and adhesives may still be used, although rarely in recent years. Additionally, we have observed asbestos containing joint compound installed in buildings, even within the past 10 years. Thus, the nonfriable materials and joint compound in the building should still be considered to be suspect ACBM. We were able to confidently confirm the pipe insulation as asbestos containing through visual observation.

Based on our observations, we offer the following conclusions and recommendations:

1. Friable building materials observed at the site include gypsum board, joint compound associated with gypsum board, pipe insulation, and ceiling tiles. With the possible exception of joint compound and the pipe insulation, it is unlikely that any of the friable materials contain asbestos.
2. Nonfriable suspect ACBM observed during our assessment include floor tile and mastics, linoleum, mastic adhesives, plaster finishes, and boiler components. Although nonfriable ACBM generally do not pose as significant a risk from airborne fiber release as do friable materials, if damaged or disturbed by renovations or demolition, they may present a fiber release hazard. The majority of the nonfriable materials have a low to high probability of containing asbestos.
3. Before conducting renovations or demolition, a comprehensive inspection of affected areas in accordance with EPA requirements, is necessary. Suspect ACBM that were not identified during this inspection and that are encountered before or during the course of renovations and demolition should be assumed to contain asbestos unless proper sampling and analysis proves otherwise.
4. Asbestos containing asphalt roof materials may be removed by a qualified roof contractor provided the materials are removed intact and not sawed, sanded, ground, cut or drilled during the demolition process. If qualified roofing contractors remove asphalt based roof materials, a minor cost savings may be achieved. The roofing materials must not be compacted or incinerated. In addition, all provisions of DEP Policy Statement Concerning Non-Friable Asbestos Containing Materials (Policy # BWP-96-012) must be adhered to.

In addition to making observations for suspect ACM, we noted the following other building materials that may pose a hazard or will need to be handled and disposed of as hazardous waste:

- Paints throughout the facility will need to be tested to determine their lead content. If lead based paints are identified, special engineering controls and disposal procedures will apply.
- It was observed that fluorescent light ballasts in the facility do contain PCBs, as noted by the label on the ballast. Special handling and disposal procedures will need to be implemented for all ballasts identified as containing PCBs.
- Fluorescent light bulbs of older vintage typically contain mercury. Special handling and disposal requirements apply to the demolition of fluorescent light bulbs and mercury containing switches and components.

Attached please find the Inventory of Suspect ACBM. If you have any questions regarding the information in this report, or if I may be of assistance in any manner, please do not hesitate in contacting me.

Respectfully submitted,
Smith & Wessel Associates, Inc.

A handwritten signature in black ink, appearing to read 'D. Owens', with a long horizontal flourish extending to the right.

David Owens
Environmental Consultant

Inventory of Suspect Asbestos-Containing Building Materials
Bow Street Police Station, Somerville, MA

Type of Suspect ACBM	Location(s) observed	Probability materials are ACBM	Estimated Quantity	Estimated Removal Cost (\$)
Textured wall and ceiling plasters	Throughout facility	Low	Throughout	Apx. \$7/sf
2' x 4' ceiling tiles	Throughout many of the rooms in the facility. Several types noted and large stockpile observed in the basement.	Low - moderate	4,500 sf	13,500
Linoleum and paper/cloth backing	Front auditorium, behind bar, landing at stairs to basement, front lounge, Tiki bar, and safe room	High	1,000 sf	5,000
9" x 9" floor tile and associated mastic adhesive	Kitchen and bar room on first floor	High	200	600
Sink mastic	Kitchen on first floor	High	1 sink	50
Wall panel adhesive	Behind paneling throughout first floor	Low	Throughout	Apx. \$5/sf
Window glazing	Old style windows located in basement	High	15 windows	750
Floor leveler compound	Front room on first floor (most likely under other areas of linoleum)	Low	1,000	3,000

Type of Suspect ACBM	Location(s) observed	Probability materials are ACBM	Estimated Quantity	Estimated Removal Cost (\$)
Internal boiler components	Basement boiler: Boiler is approximately 1980's construction and may contain rope gaskets, rib filler, and caulking material that contain asbestos	Moderate	One boiler	2,500
Pipe insulation	Throughout basement	High	200	2,000
Gypsum board and associated joint compound	Second floor wall partitions in newer areas	Low	Throughout	Apx. \$8/sf
Roofing field material	Roof field	High	4,900 sf	NA
Tar roof flashing mastic	Perimeter and penetrations of roof	High	350 lf	NA
12" x 12" floor tile and associated mastic	Second floor Tiki bar room	Moderate	2,000 sf	6,000

We have provided estimates of abatement costs associated with suspect ACBM at the site. These estimates are based on current industry standards that may fluctuate rapidly based on a variety of factors including, but not limited to, the prevailing economic climate, seasonal differences, union labor considerations, scale of the abatement, and occupancy of the building. We recommend that qualified abatement contractors be solicited to determine actual pricing involved. We have not considered anticipated industrial hygiene costs associated with abatement, including initial inspection and sampling, air monitoring, and oversight of the abatement. We have not included cost estimates for asbestos containing roofing materials as these can typically be removed by a professional roofing contractor, and do not have to be removed by an asbestos abatement contractor.